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Recording of Historic Structures and Areas

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RECORDING OF HISTORIC STRUCTURES AND AREAS

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For the award of the Degree of Master of Philosophy

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DECLARATION

I clarify that this thesis which I now submit for examination for the award of the Degree of Master of Philosophy, is entirely my own work and has not been taken from the work of others save and to the extent that such work has been cited and acknowledged within the text of my work.

This thesis was prepared according to the regulations for postgraduate study by research of the Dublin Institute of Technology and has not been submitted in whole or in part for an award in any other Institute or University.

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Signature _Ronán Olwill_ Date _27 July 2007_

Candidate

Acknowledgements

Introduction

The recording and documentation of historic structures and areas forms the basis for the protection of our built heritage. Identification necessitates knowledge, not only of the architectural and historic value of the building but also of its role and contribution to the history and setting of its location. It is the recording which provides this knowledge, so that decision makers, such as local authority planners, can make accurate judgements while adhering to 'best practice' principles in relation to conservation issues.

'A record of a building or site is an essential aid in the planning and implementation of conservation projects. A good record enables better analysis and interpretation of the historical and archaeological resource preserved in every old building and sheds light on the processes of development and decay. A poorly understood resource cannot be conserved, protected, or managed effectively.'[1]

Background

This research is set against the backdrop of the Planning and Development Act 2000 (Part IV) and the Architectural Heritage and Historic Monuments (Miscellaneous Provisions) Act 1999. These Acts introduced, for the first time, significant qualitative legislative provisions aimed at identifying and protecting our built post-1700 heritage. Both Acts, while widely welcomed, have, nonetheless, been equivocally and inconsistently interpreted by the many practitioners and planning authorities working within the sector.

This research has also been greatly influenced by some architectural heritage recording and documentation surveys which have been compiled in intermittent periods from the 1970s up to the introduction of the afore-mentioned Acts. Some of the more significant of these surveys; namely the National Heritage Inventory, the Historic Heart of Dublin (HHOD) and the early National Inventory of Architectural Heritage (NIAH) provided the catalyst for the initiation of this study.

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[1] Wood Jason, Assistant Director of Lancaster University Archaeological Unit, 'Record Making (Article)', Building Conservation Directory, Cathedral Communications Ltd, Wiltshire UK, 1996

These surveys have formed the basis for the recording and documentation of historic structures and areas in this Country. Such projects, while having no statutory footing, allowed for the identification and recognition of our architectural heritage from the simple to the sublime. These surveys were paramount to the changing of perceptions and dispelling of misconceptions regarding the makeup and quality of our architectural heritage and are widely acclaimed with instigating the reform process which has lead to the introduction of Part IV to the Planning and Development Act 2000 and to the introduction of the Architectural Heritage and Historic Monuments (Miscellaneous Provisions) Act 1999.

These surveys were conducted at a time when recording storage and disseminating tools and techniques were poorly advanced and circulated. In addition, no coordination between the various recording projects appears to have taken place with much overlapping of work resulting. Much of these recorded surveys have been lost or exist only in computerised formats not compatible to modern standards. These surveys vary greatly in terms of the detail of their recorded data and are mostly considered as 'historic documents' with their individual records now considered unreliable.

Reasons for Research

This research was undertaken for the following reasons:

- To address the anomalies between architectural heritage legislation and its often misguided implementation
- To act as a guide to local authority planners and other practitioners relative to Part IV (architectural heritage) of the Planning and Development Act 2000
- To address the uncoordinated approach to the recording of architectural heritage in this State

Aim

To assess current architectural heritage legislation and professional practice governing the recording of historic structures and areas and to identify improved recording, storage and dissemination techniques which will benefit the formulation of more informed planning policy and practice in Ireland.

Summary of Thesis

The first section of the thesis provides an identification and assessment of Irish legislation and international guidelines, charters and declarations regarding the recording and documentation of historic structures and areas. The second section is based on an observational study of a sample of field recordings and surveys of historic buildings and areas in Ireland[2]. The third section provides an analysis of the field survey data so as to identify improved recording, storage, and dissemination techniques. The fourth section of this research identifies a 'model for recording'. This 'model for recording' outlines the improved recording and documentation techniques pursued in the assessment of an area of high architectural/historical significance. The 'model for recording' proposes the adaptation of best international practice recording techniques using improved digital recording (Photo-modelling and GPS) and documentation (GIS) resources.

Research Questions

- What introductions and variations have materialized as a result of the implementation of Part IV of the Planning and Development Act 2000 and what has been the significance of the introduction of the Architectural Heritage and Historic Monuments (miscellaneous provisions) Act 1999?
- What role does the recording and documentation of the architectural heritage play in its own understanding and protection?

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[2] Section 2 - Field Recording and Surveys -
Record of Protected Structures -Co. Sligo,
Architectural Conservation Area – Dalkey
Development Control - sample of Declarations and Architectural Heritage Assessments
'A Model for Recording - Henrietta Street Conservation Area

- What are the criteria for assessing a structure for proposed protected status and what 'best practice' recording, dissemination and storage tools should be employed?
- What are the criteria for assessing an area for architectural conservation area designation and what 'best practice' recording, dissemination and storage tools should be employed?
- What development control standards should be applied when assessing the architectural heritage value of a specific structure
- What are the optimum recording techniques which should be applied when assessing a structure or area of high architectural/historical significance.

Objectives

- Identification and assessment of legislation and guidelines.
- Analysis of Part IV of the 2000 Planning & Development Act Ireland with the use of case studies
- Review of architectural heritage recording in Ireland
- Identification of new recording techniques from a sample of field recordings of historic buildings and areas in Ireland
- Assessment of conservation planning issues which relate to the sample of field recordings
- Identification of 'A model for recording' which applies optimum research and recording techniques.

Research Methodology

1. An assessment of Irish legislation and international guidelines regarding the recording and documentation of historic structures and areas. The assessment has been conducted through a review of current literature and through interviews with practitioners in Ireland

2. An observational study of a sample of field recordings and surveys of historic buildings and areas in Ireland carried out by Dublin Civic Trust. Existing recording and documentation techniques were identified based on:

   - A field survey of historic structures
   - A field survey of architectural conservation areas
   - Development control case studies.

3. An analysis of the field survey data using GIS software to identify an appropriate documentation and storage technique

4. A proposed 'model of recording' to identify improved recording and documentation techniques based on:

   - The adaptation of best international practice
   - Improved digital recording (Photo-modelling and GPS)
   - Improved archiving and documentation (GIS).

LIST OF ABBREVIATIONS

The following is a list of the more common abbreviations used in the text to this thesis:

2000 Act - Planning and Development Act 2000

ACA - Architectural Conservation Area

An Taisce – The National Trust for Ireland

CAAS – Conservation and amenity advisory service

CIPA – Committee for Architectural Photogrammetry

EIA - Environmental Impact Assessment

EIS - Environmental Impact Statement

GIS - Geographical Information System

Granada Convention – Council of Europe: Convention for the Protection of the architectural heritage of Europe

HABS – Historic American Building Survey

HHOD – Historic Heart of Dublin

ICOMOS - International Council on Monuments and Sites

Inventory – A list i.e. an architectural heritage inventory

NIAH - National Inventory of Architectural Heritage

Prescribed Bodies – Organisations which must, legally, be informed of major planning or infrastructural projects

Protected structure – A protected structure is defined as any structure or specified part of a structure, which is included in the 'record of protected structures'

Record - An account of, as of information or facts, set down as a means of preserving knowledge

RPS - Record of Protected Structures

Section 5 Declaration - Under Section 5 of the Planning and Development Act 2000, a person can seek a formal declaration from the planning authority to establish if there is a requirement for planning permission for a specific proposal

Section 57 Declaration - Section 57 of the 2000 Planning & Development Act allows for the owner or occupier of a Protected Structure or a proposed Protected Structure to make a written request to the planning authority to issue a declaration as to the type of works which it considers would or would not materially affect the character of the structure or any element of the structure

Structure – A structure is defined by the 200 Planning and Development Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'

UNESCO - United Nations Educational, Scientific and Cultural Organisation

Venice Charter – International Charter for the conservation and restoration of monuments and sites

SECTION 1A – Architectural Heritage Recording in Ireland

1. IRISH LEGISLATION GOVERNING THE RECORDING & DOCUMENTATION OF HISTORIC STRUCTURES & AREAS

BACKGROUND

The primary means through which protection of the architectural heritage is to be achieved in Ireland is through local government planning legislation. Up to 1999, this comprised of a series of Acts, many of which form a broad framework for local authority planning. These Acts have been refined and updated culminating in the 2000 Planning & Development Act of which Part IV deals specifically with the architectural heritage. The conservation provisions defined by this Act have been formulated by a series of international charters, which have provided the framework allowing for area specific legislation to be formed.

The introduction of the 2000 Planning & Development Act coincided with an unprecedented level of development, which has continued unabated over the last 10 years and has cumulated in many changes to our built environment. Much of this has been positive, but there is a belief that, in that continuing process, structures have been lost, by demolition or inappropriate refurbishment, through lack of recognition of their importance. Due to the lack of a finalised national inventory of architectural heritage, this assertion is difficult to prove or disprove.

1.1 INTRODUCTION

This introductory chapter aims to:

(a)   Assess current planning and heritage legislation relative to the recording and documentation of historic buildings and areas in Ireland and to

(b)   Assess current international charter(s) and guidelines relative to the recording and documentation of historic buildings and areas.

1.2 ORIGINS OF IRISH LEGISLATION

Official recognition for the preservation of buildings in contemporary Irish law extends back 60 years. This was incorporated in the first Irish Town Planning Act, 1934. This Act allowed for the protection of structures and objects of artistic, architectural, archaeological or historic interest, although no planning scheme was ever approved under the Act. The retention of so many of the historic buildings of Irish towns and cities up to 1960s was largely due to inertia in the property market rather than any control on the part of the planning authorities.[1]

In 1963, local planning authorities, under the premise of the 1963 Planning Act, were given a discretionary power to include an objective for the protection of buildings of artistic, architectural or historical interest. This meant that some structures and some building features were placed outside the scope of exempted development provisions. These provisions relating to the protection of the architectural heritage were generalised, non-specific, and non-directive[2]. In addition, no legislative provisions afforded planning authorities the power to designate conservation areas.

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[1] Walsh, Caitriona, Unpublished, University College Dublin, Conservation Areas -- Lessons from Britain & Ireland, p 42, 2001
[2] MacRory, R. & Kirwan, S. 'Ireland' in Pickard R. Policy & Law in Heritage Conservation, Spon London, 2001

1.3   THE GRANADA CONVENTION

The fundamental charter in a European context with regard to the architectural heritage is the Council of Europe's Charter on the Protection of the Architectural Heritage, otherwise known as the Granada Charter. For the purposes of this Charter the Granada Convention (1985)[1] defined 'Architectural Heritage' as comprising of:

- 'Monuments: all buildings and structures of conspicuous historical, archaeological, artistic, scientific, social or technical interest, including their fixtures and fixings
- Groups of Buildings: homogeneous groups of urban or rural buildings conspicuous for their historical, archaeological, artistic, scientific, social, or technical interest which are sufficiently coherent to form topographically definable units
- Sites: the combined works of man and nature, being areas, which are partially built upon and sufficiently distinctive and homogeneous to be topographically definable and are of conspicuous historical, archaeological, artistic, social, or technical interest.'

This definition thus embraces the idea of conserving architectural ensembles, groups or sites. The Convention emphasises the importance of inventories in underpinning conservation policies to conserve such ensembles, groups or sites; 'for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of their architectural heritage.'

The signatories of the Granada Convention agreed to afford protection to the built environment through the adoption of legislative and financial measures, through the maintenance of certain minimum standards in relation to the built environment, and through the pursuit of an appropriate integrated conservation policy.

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[1] Council of Europe, Convention for the protection of the Architectural Heritage of Europe, Granada, Granada, 1985

1.4   IRISH CONTEXT

The development pressure on our architectural stock since the late 1980s has put the question of conservation higher on the agenda. The report by the then Department of Arts, Culture and the Gaeltacht (1996) entitled *A* National Policy for Architecture [1] indicated the need to consider heritage buildings in a wider context. This publication raised the possibility of area-based conservation similar to designations in other jurisdictions, and suggested that new development should relate to the existing fabric of urban areas.

Another policy document, entitled Strengthening the Protection of the Architectural Heritage[2], explicitly refers to the need for area based protective legislation. However, most of the document relates to the need for an improved system of protecting individual structures. This publication provides the basis for the introduction of provisions relating to architectural heritage in Part IV of the Planning and Development Act 2000.

1.5   NATIONAL MONUMENTS ACTS

The Protection of Historical Monuments (pre-1700) in this country is governed by the National Monuments Acts (1930-1987)[3]. A register of historic monuments was established by the 1987 Act so as to record the quality and quantity of national monuments in the Republic of Ireland. This register includes the name, location and a brief description of archaeological areas and historic monuments in the State. The Act requires that owners of such historic monuments give written notice to the Commission of Public Works if they wish to carry out works in relation to that monument.

The Convention on the Protection of the Archaeological Heritage, which was revised in Malta in 1992, defines the archaeological heritage as:

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[1] Department of Arts, Culture & Tourism, A Policy for Architecture, 1996
[2] Department of Arts, Culture & Tourism, Strengthening the Protection of the Architectural Heritage, 1996
[3] Department of Arts, Culture & Tourism, National Monuments Acts, 1930-1987

Structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water'[1].

The Archaeological Survey of Ireland, which employed 1700 as a cut-off point, led to the on-going publication of a Sites and Monuments Record (SMR) which has been successful in enhancing the value of, and protecting, the archaeological heritage.

1.6 THE NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE[2]

A 'National Inventory of Architecture'[3] was first introduced to Ireland in 1990 to fulfil Ireland's obligations to the Granada Convention[4]. The Convention was formally ratified in 1997 and the 'National Inventory of Architectural Heritage' officially established in 1999 through the provisions of the 'Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions) Act'[5]. The NIAH is now a unit within the Planning and Heritage Division of the Department of the Environment, Heritage and Local Government.

Article 1 of the Granada Convention establishes the parameters of the work to be undertaken by the NIAH through its definition of 'architectural heritage' under three broad categories: Monuments, Groups of Buildings, and Sites. These structures or areas to be deemed noteworthy should, according to the Convention, be of conspicuous historical, archaeological, artistic, scientific, social or technical interest. This is in contrast to our traditional perception of architectural heritage as being restricted to the 'big house' and the Georgian terrace. This definition of architectural heritage allows for the inclusion of the full range of structures and elements that

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[1] Council of Europe, Convention on the Protection of the Archaeological Heritage, Malta, Article 1, 1992
[2] The NIAH is examined in greater detail in Chapter 4 Section 1 to this Thesis
[3] Known as NIA
[4] Through the establishment and maintenance of a central record and the evaluation of architectural heritage.
[5] Department of the Environment & Local Government, *Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions)* Act, 1999

make up the built heritage, from the Victorian post box to the 18th century Palladian Castletown House[1].

1.7   THE PLANNNG & DEVELOPMENT ACT 2000

The Planning and Development Act 2000 supersedes all previous planning acts and sets out the broad framework within which planning authorities operate. The principal mechanism within this Act, for securing the protection of the archaeological and architectural heritage is in the preparation and operation of the development plan. Each planning authority is required to prepare a development plan for its functional area under the Act. The development plan is prepared every six years with a procedure for varying this instrument set down in Section 13 of the Act.

Record of Protected Structures

The Act stipulates that a number of objectives for the protection of the architectural heritage must be contained in the development plan[2]. For example, Section 51 of the Act requires each planning authority to have an objective within their development plan for the protection of structures listed in their Record of Protected Structures (RPS).

The Architectural Heritage Protection Guidelines – for planning authorities[3] describes a three-stage process for the production of an RPS beginning with the identification i.e. NIAH Survey[1], ministerial recommendations, other existing surveys etc. Stage two involves the assessment of the identified structures with the objective of determining if any of these fall under the categories of special interest:

- Architectural
- Historical

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[1] Heritage Council, www.heritagecouncil.ie/outlook/contents6/6, Heritage Outlook, Issue 6, Winter 2003

[2] Department of the Environment and Local Government, Planning and Development Act,Section 15 (12), 2000

[3] Department of the Environment and Local Government, Architectural Heritage Protection Guidelines for Planning Authorities, Government Publications, Molesworth Street, Dublin, 2005

- Archaeological
- Artistic
- Cultural
- Scientific
- Technical
- Social

The third stage involves the notification of owners and occupiers as to the protected status of their property. This stage[2] is a necessary procedure in the validation of such a designation.

Architectural Conservation Areas - ACA

Section 81 of the Act allows for the introduction of Architectural Conservation Areas (ACA) within the provision of the development plan. It is at the discretion of the planning authority as to whether or not to designate any area in their jurisdiction as an ACA. If an area is designated as an ACA it must be included in the development plan. The legal definition of an ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights that:

- are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- contributes to the appreciation of a protected structure.

Section 3.6.3 and 3.6.4 provides guidance as to the recording and documentation of such areas:

'Where possible, an inventory of the exterior of the structures, and of features of the area should be carried out when it is being defined, as it is a useful tool for the management of an ACA. Where it is not possible to compile an inventory at that time, it should be an objective of the planning authority to undertake one at a later time.'

---

[1] If completed for that Authority

Section 57 Declarations[1]

The Act oversaw the introduction of Declarations[2] to the Irish planning system. A Declaration details work, which the planning authority recognises would or would not materially affect the character of a protected structure or any element of it. A Section 57 Declaration must be issued to the owner/ occupier by the planning authority within 12 weeks of it being requested[3].

Conservation Expertise

Provisions made in the 2000 Planning & Development Act have also seen the number of conservation officers in Irish local authorities increase over the last number of years, since the recommendation was first made in the 1996 paper Strengthening the Protection of Our Architectural Heritage. At that time, only a small number of planning authorities had conservation expertise at their disposal. Despite the significant increase, there are still a number of local authorities who do not benefit from such qualified individuals at their disposal.

The new legislation, which was brought in with the Planning & Development Act 2000, requires a greater deal of understanding by local authorities on issues relating to building conservation. The lack of specialised personnel in local authorities places the architectural heritage under threat and will affect the quality of decisions, which are made by planning authorities in relation to the built heritage.

Prescribed Bodies

The 2000 Planning and Development Act also saw the introduction of a clause, which necessitates that all planning authorities consult a number of prescribed bodies

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[1] Department of the Environment and Local Government, Carried out under section 12 (3) (14) and section 55 of the Act, 2000

[2] Department of the Environment and Local Government, Section 5 & Section 57, 2000

[3] Guidance as to the inspection and preparation of a Declaration are provided in the Architectural Heritage Protection Guidelines – for Planning Authorities. The evaluation of the structure for the purposes of the Declaration should take heed of Part 2 of the aforementioned Guidelines which offer detailed guidance notes relevant to the conservation of historic structures.

whenever a planning application of relevance is received. The prescribed bodies to be consulted when major planning applications are received for historic structures and areas include the Department of the Environment, Heritage & Local Government, An Taisce – The National Trust for Ireland, Failte Ireland and the Arts Council. This clause allows for a consultation process with these bodies relative to any applications, which they may have issues with.

1.8   RESPONSE TO PROVISIONS IN THE ACT

New provisions introduced in the Planning and Development Act 2000 have resulted in an unprecedented level of Protection for our architectural heritage. However, there is also a perceived sense of injustice resonating from both the working professional and from the owners of protected structures, or from the owners of structures located within an architectural conservation area or even in general conservation areas, relative to local governments stringent policy for architectural heritage. As discussed in Section 1, Chapter 1, the root of this perceived grievance can be broadly defined in three categories; (1) the inadequate monetary resources available to the planning authorities relative to the large quantity (and quality) of structures retained on the each county's RPS, (2) the rigidity of the Act and (3) the onus on the owners.

Owners of protected structures and professionals working in private practice often feel aggrieved that they cannot acquire partial grant aid funding to restore essential elements to their buildings yet the planning authority will threaten them with action unless 'best-practice' is not adhered to relative to the restoration of same. Many of these individuals also feel that many planning officials are too stringent relative to their implementation of Act. They feel that the onus for the protection of their structure falls exclusively on them with no 'give and take' from the planning authority.

A perfect example of this perceived grievance aimed towards the planning authorities would be the now infamous 'Dermot Desmond case' where a lawsuit was filed against Dublin City Council Planning Department. Mr Desmond filed this Lawsuit as he felt the planning authority had over-stepped the mark by placing overly intrusive demands on him relative to the restoration of his fine Georgian terraced townhouse on Merrion Square.   During the process, Mr Desmond perfectly summed up the all too prevalent feeling among many owners of protected structures when he stated;

"the desire of conservationists to have perfect museum pieces caught in one period of time must be weighed against the right of a property's owner to have full use and enjoyment of something that belongs to them"[1].

Many individuals feel that 'far from facilitating the restoration of old buildings, the current statutory consultation process imposes stringent and restrictive conservation standards which take precedence over any few functional requirements. Many individuals feel that standards are imposed without any consideration of client cost and place an ill-defined concept of "public welfare" above the expressed rights of the individuals involved.'[2]

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[1] Mr Desmond recently achieved a successful outcome to a four year battle to have a 'dumb-waiter' installed in his Georgian House on Merrion Square.

[2] O'Riain Colm, O'Riain & Associates, 'Letter to the Irish Times' Thursday 19th 2006

1.9   CONCLUSION

Legislation governing the protection of the architectural heritage has developed significantly since the Granada Convention. Through Part IV of the 2000 Planning and Development Act we now have a legislative framework in place which, theoretically at least, has the capabilities to adequately protect not only our most treasured examples from the built heritage but also the most simple and widely unappreciated examples of local vernacular heritage.

The Act by-and-large addresses most issues which previously undermined legislation governing the architectural heritage pre-2000. The introduction of Architectural Conservation Areas and Declarations through the provisions of Part IV is a most welcome and beneficial development. Likewise, the recording and inventorying of the Country's architectural heritage through the establishment of the National Inventory of Architectural Heritage[1] has provided the basis upon which this protective legislation (Part IV) may operate. To put it in layman's terms, 'You cannot protect something if you don't know that it exists in the first instance!'

The legislation is by no means perfect and will undoubtedly be refined and improved upon as more NIAH county surveys are completed. It is the knowledge gained through such survey work that will lead to a greater appreciation and understanding of our architectural heritage. This will, in turn allow the legislators within our local government system to 'tweak' and refine Part IV so as to provide an even greater level of protection for the 'outstanding' to the 'simple' examples of our architectural heritage.

Such positive legislation can only be broadly and enthusiastically welcomed from all individuals who have a love and respect for our rich built heritage. Part IV of the Act is full ranging and comprehensive with most scenarios accounted for. However, some features of Part IV, as comparable to anything else in life, may well work in theory but do not always translate into good practice when implemented 'on the ground'.

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[1] Under the Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions) Act (DOELG 1999)

The main perceived difficulties with Part IV of the Act can be broadly placed into three categories:

1. Inadequate Resources – The planning authorities do not have the resources to implement many of their obligations under the Act.

   - Many authorities for instance, do not have the resources available (or are unwilling to put funding aside for) the employment of conservation officers, while planners are generally untrained in conservation

   - The conservation grants are completely inadequate and difficult to acquire.

2. Rigidity of the Act – Many planning authority officials have been accused, whether rightly or not, of following the letter of the law to the extreme and not common sense when dealing with issues of a conservation nature. This problem illustrates the lack of an efficient communication link between officials and professionals when dealing with planning applications for historic properties. This issue also highlights a possible lack of knowledge and understanding on behalf of many planning authority officials. For example, when an official doesn't fully comprehend the issue at hand he/she naturally goes to the Act for guidance, which often leads to a situation whereby the planning authority official may be seen to be too meticulous when dealing with a very simple request or application.

3. Onus on owners – Many owners of protected structures feel almost hard-done-by as a result of their property being designated as a protected structure. This should not be the case and is exactly the opposite of how it was intended by the Act[1]. The root of the problem lies in the lack of resources many of these individuals possess, their lack of knowledge regarding conservation legislation and the increased financial burden placed upon them by third part sources.[2]

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[1] The Spirit of the Act should ensure that owners of a Protected Structure should feel a great sense of pride in what they own.

2. THE NATIONAL HERITAGE INVENTORY

SUMMARY

To place the first nationwide inventory in context one must consider the Planning Act of 1963. The Act became law on the October 1st 1964. Unlike the requirements of the earlier planning legislation, planning authorities were now obliged to create a development plan. These development plans were to be produced within three years and to be reviewed at a minimum of five-yearly intervals. This resulted in a statutory date for the introduction of the first development plans of October 1st 1967.

2.1 INTRODUCTION

Concurrent with the enactment of the Planning Act was the founding, in March 1964, of the National Institute for Physical Planning and Construction Research Limited[1]. This institution, commonly known by its secondary Irish language title, An Foras Forbartha, was established with the financial aid of the United Nations Special Fund. An Foras Forbartha was specifically created to augment the operation of the Local Government (Planning & Development) Act of 1963 by 'researching into and providing training and advanced knowledge of the physical planning and development of cities, towns and other areas, whether urban or rural, and including the preservation and improvement of the amenities of those localities'.[2]

The institution was divided into three separate research divisions: Planning & Development, Construction and Roads. It was within the Planning Division of An Foras Forbartha that the Conservation and Amenity Advisory Service[3](CAAS) was formed in August 1971. Dr Maurice Craig, who was the head research officer for An Foras Forbartha was assisted by William Garner during the Inventory process[1].

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[1] Known as NIPPCR

[2] Browner Gerard, Unpublished, 'An Foras Forbartha and its role in the Protection of Buildings', Master of Urban and Building Conservation Thesis, School of Architecture, University College Dublin, March 1997

[3] Known as CAAS

2.2   AIMS OF CAAS

CAAS's objective was to supply expert assistance to the planning departments of local authorities in the implementation of their statutory function of 'preserving, improving and extending amenities' as stated in Section 19(2)(a)(iv) of the Local Government (Planning & Development) Act 1963. CAAS's work was divided into three separate areas: heritage inventory work, action recommendations and routine servicing.

The heritage inventory work pertained not only to creating inventories of buildings of architectural, historic and artistic interest, but also monuments and areas of archaeological interest and areas of scientific interest. It was intended that these various inventories would aid planning departments of local authorities in formulating policies for the conservation of their amenities in their development plans.

A failing in the 1963 Act was that while it was mandatory for local authorities to include an objective 'for preserving, improving and extending amenities' there was no obligation on local authority planning departments to recommend the preservation of buildings of artistic, architectural or historic interest in their development plans. This situation came about as a result of the use of the word 'may' instead of 'shall' in the Act.

Despite the discretionary nature of the 1963 Act regarding provisions for the preservation of buildings of significance by local authorities in their county development plans, CAAS embarked on its objective of creating a nationwide inventory of buildings of architectural, historic and artistic significance.

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[1] Henderson Emmeline J, Unpublished, 'A History and Analysis of the Inventory Recording of Ireland's Post-Medieval Architecture, Conducted since the signing of the Venice Charter, 1964', Chapter 2, 'An Foras Forbartha', MUBC Thesis, UCD, Dublin, 2005

2.3   METHODOLOGY OF NATIONAL HERITAGE INVENTORY

The methodology employed in the compilation of the National Heritage Inventory was one of a rapid survey, conducted on selective sites. Initiated as a planning instrument, it subsequently developed into an educational tool.

'Evidence of the National Heritage Inventory's rapid survey methods can be appreciated when we note that in the first six years (1971-1976) preliminary inventory reports of the built heritage were produced for all twenty-seven county council administrative areas, giving a brisk productivity level of on average four and a half inventory reports per year'.[1]

2.4   INVENTORY MAKEUP

An Foras Forbartha's National Heritage Inventory, which recorded Ireland's architectural heritage from its inception in 1971 to its abolition in 1986 predated the creation of the 'Core Data Index' to historic buildings and monuments which was adopted by the Council of Europe in 1995.

Adherence to the 'Core Data Index' facilitates consistency of information by ensuring that at a basic level the same types of information are recorded about each individual structure in the inventory. The 'Core Data Index' contains nine section headings:

- Names & references
- Location
- Function type
- Dating
- Persons & organisations associated with the history of the building
- Building materials & techniques

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[1] Henderson Emmeline J, Unpublished, 'A History and Analysis of the Inventory Recording of Ireland's Post-Medieval Architecture, Conducted since the signing of the Venice Charter, 1964' , Chapter 2, 'An Foras Forbartha – The National Heritage Inventory', MUBC Thesis, UCD, Dublin, 2005

- Physical condition
- Protection/legal status
- Notes.

In the National Heritage Inventory, several of the 'Core Data Index' mandatory data fields are absent. In the 'Names & references section' (Section 1), the mandatory sub-section reference number (1.2) that uniquely identifies each building recorded by the organisation is absent. Also in the 'Names & references section', the sub-section 'Date of compilation' (1.3) is not recorded.

2.5 INVENTORY FORM

The National Heritage Inventory did not utilise a standardised inventory form. All information was written onto blank index cards in the field. It would appear that in the case of the National Heritage Inventory the lack of the form contributed to the creation of an inconsistent record.

Furthermore, the language used by the National Heritage Inventory is quite subjective. Craig frequently peppers his descriptions of buildings with the adjectives: dull, nice, good, attractive, lugubrious, curious, pretty, lovely and beautiful. Amusingly, these personal and somewhat quirky descriptions were at times transcribed verbatim into the County Development Plans, where they remain today, a testament of the use of the National Heritage Inventory as a planning tool.

2.6 RATING'S SYSTEM

The National Heritage Inventory graded the buildings in order to indicate their importance. 'I' indicated buildings of international importance; 'N' buildings of national importance; 'L' buildings of local importance. It was stated in the introduction to the inventories that all buildings mentioned in the inventory were of architectural importance unless the contrary is specifically stated.

Although the National Heritage Inventory assigns a rating from international to local to indicate the relative importance of the recorded structure, it does not indicate in any of the introductions to the county surveys, or in the individual inventory entries, what the significance of this rating is in terms of suggested legislative protection. The current National Inventory of Architectural Heritage (NIAH) recommends that all buildings of a regional rating and above should be included on the Record of Protected Structures.

2.7   CLUSTERED STRUCTURES[1]

A town, a village, an area, a district, a street, or a simple arrangement of houses may be considered to be of importance in a unified context. Such clustered structures or urban ensemble are frequently under threat due to the fact that they may be subject to continual economic and demographic change.

One of the shortcomings of the National Heritage Inventory was that the format was not conducive to the consideration of such an arrangement. Current thinking pertaining to inventories stresses the necessity of considering the cluster or ensemble. The National Heritage Inventory noted the difficulty of recording the urban ensemble. The urban ensemble comprises buildings that are 'testimony to the occupation of an area by a society defined by space and time. They may be a united creation or an organic development made over a period of time.'[2]

This deficiency of the National Heritage Inventory reflected the limitations of the legislative context in which it operated. The 1963 Planning Act made no provisions for the statutory protection of Architectural Conservation Areas.

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[1] Known by the National Heritage Inventory as the 'Urban Ensemble'
[2] Bold, John and Monique Chatenet, 'Guidance on Inventory and Documentation of the Cultural Heritage', Technical co-operation and Consultancy Programme, Council of Europe, p 35, December 2001

2.8   INVENTORY DISPLAY

The visual record was a minimum component of the National Heritage Inventory. The first drafts of the inventories included no photographs, drawings or maps. The final versions do contain a number of photographs and a few drawings, but no maps.

Very few photographs were taken due to the expense of purchasing film and the limited budget available for the surveys. Furthermore, only a small portion of the photographs taken in the field were included in the final inventory report. No rectified photography was executed with black and white film predominately used. The majority of photographs were taken with 35mm film, however some photographs were taken with a medium format Hasselbland camera.

The name and address of the structure depicted, and an optional description of said structure, accompanied photographs reproduced in the survey. However, no information pertaining to when the image was taken or by whom is supplied.

Even fewer sketch elevations and floor plans were produced by the National Heritage Inventory with the production of sketch plans only beginning in 1975. The time-consuming nature and therefore expense of creating such plans meant that sketches were only produced for buildings considered of 'great importance'. All sketches produced were ground plans.

Craig states that 'there are two principal reasons for the inclusion of ground plans among the illustrations. The first is that the most important single item about any building is its plan, and no serious comparison between buildings is possible unless their plans are known. The plan reveals essential facts about a building's significance, which cannot appear in any other way. The second reason is that when there is any danger of a building's disappearance it is vital to record its plan: too often in the past – including the very recent past – buildings of importance have perished with no better record than a snapshot of the exterior, leaving us in total ignorance of its real nature and place in history.'[1]

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[1] Craig, Maurice and Garner William, 'Buildings of Architectural Interest in Co Cavan; A Preliminary Survey', An Foras Forbartha, 1976

This statement illustrates the limitations of the National Heritage Inventory, namely the superficial nature of the survey; typically consisting only of a cursory description, seldom even accompanied by a 'snapshot' of the exterior and never one of the interior, and only in the rarest of circumstances accompanied by a ground plan of the building. However, this sacrifice of depth of knowledge on individual buildings was a conscious compromise in order that breadth of coverage could be realised.

2.9   STORAGE AND DISSEMINATION OF INVENTORY

The majority of the inventory reports and the visual documentation created for the built heritage section of the National Heritage Inventory are located in the Irish Architectural Archive. The final versions of each county inventory and the preliminary inventory drafts are all located in a single box file and are accessible to the public. The photographic material is stored on open access in a filing cabinet in the Irish Architectural Archive reading room. None of the drawings created by the National Heritage Inventory are located in the Irish Architectural Archives. Their whereabouts is unknown[1].

2.10   PUBLICATION AND EDUCATION

No computerised indices of the National Heritage Survey were issued as the inventory predated the advent of computer technology. All inventory publications were issued on paper. No National Heritage Inventory county surveys were ever published in the proper sense of the word. Only half a dozen copies of each county inventory were issued, with three or four copies being sent to the relevant local authority, one being sent to the Department of Local Government and one copy being retained by the Chief Technical Advisor of An Foras Forbartha[2].

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[1] Henderson Emmeline J Unpublished, 'A History and Analysis of the Inventory Recording of Ireland's Post-Medieval Architecture, Conducted since the signing of the Venice Charter, 1964' , Chapter 2, 'An Foras Forbartha – Storage & Retrieval of Inventory Records', MUBC Thesis, UCD, Dublin, 2005

[2] An Foras Forbartha – 'Conservation and the Amenity Advisory Service, Conservation and the Amenity Advisory Service Report No 5', Dublin, An Foras Forbartha, p 3, 11th April 1972

An Foras Forbartha, however, decided to conduct new town inventories specifically for publication. These inventories drew upon the methodology and expertise accumulated during the creation of the county surveys. The series of published inventories were also given the title of the National Heritage Inventory. From 1979 to 1986, An Foras Forbartha set about publishing eight illustrated town inventories. The inventories published were for the towns of Cobh (1979), Kinsale (1980), Carlow (1980), Bray (1980), Tullamore (1981), Ennis (1981), Galway (1985), and Drogheda (1986).

It was hoped that the publication of these inventories would allow for a greater appreciation, amongst the general public, of the architectural heritage of these towns.

'The aim is to promote the appreciation and enjoyment of buildings so that people whether as voting citizens, elected representatives, public servants or property owners will become more concerned about their conservation. It is hoped that these reports will stimulate local studies; for example, more detailed surveys of buildings and research into the social and economic history of the locality, of which the buildings are a tangible expression'.[1]

2.11 LEGISLATIVE STATUS OF INVENTORY

An inventory's success as a planning tool must be judged within its legislative context (in this instance the Local Government Planning Act 1963). As previously noted, the use of the word 'may' in relation to the inclusion of objectives for the preservation of buildings of artistic, architectural or historical interest in a development plan, resulted in there being no legal obligation on the part of local planning authorities to list any buildings for protection. This resulted in a situation where local authorities had the option of disregarding suggestions made in the national heritage inventories for the incorporation of buildings for preservation in their development plans.

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[1] Garner, William, 'Galway Architectural Heritage', An Foras Forbartha, Dublin, p 7, 1985

However, while the national heritage inventories were indisputably of benefit to local authorities drawing up their list of protected structures for inclusion in their development plans, an inventory could not attain its optimal potential whilst operating within the flawed legislative framework that allowed local government to ignore its recommendations.

On foot of work carried out by the Conservation and Amenity Advisory Service, An Foras Forbartha estimated in 1985 that some 60,000 buildings had been identified as comprising 'an architectural heritage'. It also estimated that up to 10 per cent of those buildings were of national or international importance. However, within a somewhat uneven performance from the planning authorities, most of these buildings were not incorporated as objectives worthy of preservation or protection in the development plans which were adapted within the context of the 1963 Planning Act'.[1]

2.12   INTERNAL INVENTORIES

In 1973, an amendment to the planning legislation was drafted which included a clause pertaining to the protection of interiors of artistic note. However, the amendment was not passed until 1976, by which stage the bulk of the National Heritage Inventory work had concluded. However, neither the pre-1976 nor post-1976 national heritage inventories paid satisfactory attention to the interiors of structures. As a general rule only the interior of churches were recorded.

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[1] Browner Gerard, An Foras Forbartha and its role in the Protection of Building, 1964-1987, unpublished Master of Urban and Building Conservation Thesis, School of Architecture, University College Dublin, pp. 10 & 11, March 1997

2.13 CONCLUSION

The National Heritage Inventory was of great benefit as a planning tool and as a means of estimating the quantity and range of structures that comprised Ireland's architectural heritage. However, as its methodology did not develop appreciably it made only a limited contribution to the science of inventory recording in Ireland. Furthermore, its failure to publish its work, namely the county surveys, meant that the fulfilment of its educative potential was not attained. However, an important legacy of the National Heritage Inventory, albeit an inadvertent one, is that it encouraged an expectation that it was the State's responsibility to produce such inventories of the nation's built heritage, a principle later endorsed by Article 2 of the 1985 Granada Convention.[1]

The National Heritage Inventory set a precedent for the State in the recording of the built heritage. There was an acceptance, after its cessation in 1987, that the onus lay primarily with the State to record the built heritage and not with the voluntary conservation groups such as An Taisce and the Georgian Society, who had previously assisted in shouldering this responsibility.

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[1] Article 2 of the Convention for the Protection of the Architectural Heritage of Europe, Granada Convention, 1985, states that 'for the purpose of precise identification of monuments, groups of structures and sites to be protected, each member State will undertake to maintain inventories of that architectural heritage'.

3.   THE HISTORIC HEART OF DUBLIN ARCHITECTURAL INVENTORY

SUMMARY

The Historic Heart of Dublin Inventory[1] (HHOD) was a three-year architectural heritage survey, which was terminated in 2001. This brief history behind the project, why it was deemed necessary, and the methodology employed are presented in this chapter. The main aims of the project are analysed, with its successes and failures discussed.

Information for this chapter was gathered by consulting Dublin Civic Trust files and Historic Heart of Dublin Records. Additional information was gathered through interviews with Geraldine Walsh; the Chief Executive Officer of Dublin Civic Trust and with Mairead Ni Chonghail and Charles Duggan; former Historic Heart of Dublin trainee architectural recorders.

3.1   INTRODUCTION

The HHOD was an Article 10 Urban Pilot Project (UPP). The UPP came about as a result of a successful combined submission by Dublin Corporation and Dublin Civic Trust in April 1996 relating to funding under Article 10 of the European Regional Development Fund (ERDF) in the field of Urban Pilot Projects. The project itself arose from a concern that the success of the Irish economy during the 1990s was exerting a negative pressure on Dublin city's historic building stock.

Recording for the HHOD was conducted over a three-year period, commencing in January 1998 and ceasing in June 2001. In June 2001 the Historic Heart of Dublin ceased to be an entity, and the final validation of inventory records and the data in-putting was conducted by Dublin Civic Trust, with financial backing from Dublin Corporation, resulting in all aspects of the inventory being successfully completed by December 2002[2].

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[1] Known as HHOD
[2] In Conversation with Geraldine Walsh CEO of Dublin Civic Trust

3.2   METHODOLOGY

The methodology employed by the HHOD was that of an in-depth survey. Two areas of Dublin city were chosen to be recorded, one area to the north of the River Liffey and the other to the south of the River Liffey. Both areas are bounded by the city's canals, the Royal Canal to the north of the Liffey and the Grand Canal to the south of the Liffey.

It was decided that all pre-1900 structures would be recorded, though in practice the HHOD recorded all post-1900 structures as well. However, if a 20th century structure was deemed to be of limited significance a minimum written and photographic record would be conducted.

It was decided that only buildings and streetscapes were to be recorded. No dedicated inventory forms were compiled to record, for example, bridges or street furniture[1].

3.3   STAFF TRAINING

In relation to staffing, the HHOD inventory differs significantly from other inventories carried out in this State. Recorders, whose work for the inventory comprised a formal component in an academic qualification,[2] staffed the HHOD Inventory. This very successful arrangement of combining paid employment with a third level training course produced a competent and affordable pool of employees. The postgraduate qualification attracted a high calibre staff who may not have considered working for the minimal wage offered without such an incentive.

Both in educational and vocational terms, the HHOD was an outstanding success. Not only did it equip participants with the skills to work as professional architectural inventory recorders but also (as intended) it proved to be an excellent introduction to other related disciplines. Many of the participants used the qualifications and

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[1] See Dublin Civic Trust 'Dublin Street Furniture Inventory' 2004
[2] Namely a Postgraduate Diploma in Architectural Inventory and Recording from DIT Bolton Street

knowledge gained at HHOD as a stepping stone into other related careers and as a mechanism for admission onto related academic courses.

3.4   RESEARCH

Research played a significant but secondary role in the compilation of the HHOD Inventory record, as the building itself was the primary source of historic information. Only basic research was conducted on individual buildings with more significant research conducted on the streets as a whole.

The principal tool for researching information for the street forms was the early Ordnance Survey maps. HHOD recorders availed of Trinity College Dublin's comprehensive Map Library[1]. HHOD recorders were also fortunate to have the Irish Architectural Archive close to hand, where the photographic box files, press cutting files and an extensive library with rare, as well as standard architectural and historical publications on Dublin were on open access in the reading room.

Other key repositories for HHOD recorders included the Dublin City Council Archives and Gilbert library where the Thom's Dublin Street Directories are available, and the National Archives. The offices of the HHOD, which were located in the Dublin Civic Trust headquarters at No 4 Castle Street, Dublin 2, also had its own limited architectural library where inventory recorders could consult the main texts on Dublin's architectural history.

No research was conducted on individual buildings to establish the date of their construction. It was a close examination of individual buildings' style and materials, which provided the basis for the dating of a structure.

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[1] The Glucksman Map Library in Trinity College holds the largest collection of printed cartographic information in Ireland, and has all the historic ordnance survey maps for Dublin City

3.5   CLUSTERED STRUCTURES

The HHOD Inventory endeavoured to record not just individual buildings but whole streets. In this regard it adhered to the Washington Charter[1]. The HHOD inventory guidelines instruct recorders that 'a building can rarely be looked at in isolation and the importance of the streetscape and the contribution of the building to that streetscape should not be underestimated'[2].

This information on clustered structures was recorded onto a 'Street Form'. In the data-fields 'Current Description', 'Features/Monuments' and 'Urban Context' recorders noted information on the overall physical appearance of the street. They also noted the relationship of buildings on the street to one another and the urban spaces they created, the sense of enclosure or lack of, street vistas and street furniture in the form of lamp standards and paving and the relationship of the street to the city as a whole.

The HHOD Inventory fully adheres to the Core Data Index. HHOD and Dublin Civic Trust staff devised the format of the Inventory. This format is modelled on the Dublin Environmental Inventory and includes all mandatory as well as optional Core Data Index Data-fields.

3.6   INVENTORY FORM

The initial recording of data was always conducted directly onto the paper inventory form with the use of a simple pen. The inputting of data into an electronic form was not conducted by the field recorders but by a dedicated secretary. Similar to the NIAH system, all forms were corrected/validated by a HHOD inventory supervisor. This correcting or validating was conducted not only to ensure consistency amongst

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[1] ICOMOS, 'Washington Charter', Charter on the Conservation of Historic Tows and Urban Areas, Washington, USA, 1987

[2] Doyle Aine and O'Donnell Jessica, Unpublished,, 'Historic Heart of Dublin Inventory Guidelines', 1999

records but also to monitor trainee recorders' inventorying skills and identify areas in which further tuition may be required.

3.7 RATINGS

The HHOD ratings bore no statutory weight. The ratings assigned were International, Local and Record only. In this regard, the HHOD Inventory adhered to the NIAH ratings. The HHOD Inventory had, however, added a further two Importance Values to the original NIAH Importance Values. These were 'Windows and Doors'. The creation of these Importance Values was interesting in so far as they indicate one of the intended functions of the HHOD Inventory, namely, that it should be used as an educational tool for building owners. By drawing owners' attention to the fact that their building retained early or original windows or doors in a manner that clearly stated that these features conferred importance on their building, it was hoped that owners would value and conserve those elements.

3.8 INTERIORS

The HHOD Inventory is commendable on account of it being one of the few inventories examined to make records of the interior of buildings. However, only a sample number of interiors were recorded. These interiors were recorded so as to create awareness among the general public as to what the standard interior of a Victorian or Georgian terrace house may look like.

The recording of interiors was of considerable importance and sent a clear message that the heritage value of a building comprises not only its exterior but also its interior, and that 'facadism' was not an acceptable form of conservation. The HHOD's endeavour to record the interior of buildings coincided with the 2000 Planning and Development Act, which automatically transferred all listed structures to the status of protected structures, thus placing an unprecedented level of protection over the entire curtilage of each structure (including the interior). Previous to the 2000 Act,

only buildings specifically noted in the relevant local authority development plan as List 3 were afforded protection to their interiors.

3.9   INVENTORY DISPLAY

The display of the Inventory is a fundamental and essential aspect of the HHOD, with photographic and cartographic data having been compiled. A limited number of sketch plans were also included.

Photographic documentation formed a crucial part of the inventorying process. Photographic images were taken using a 35mm colour film. No historical photographs were sourced and no rectified photography conducted.

Sketching rarely formed part of the HHOD Inventory record. The exception to this was when small free hand/rough sketches of the interior floor plan of a building were produced. Obviously, this only occurred when an inventory was made of the interior of a building. Due to financial and time constraints, proper measured and scaled plans and elevation drawings were not produced by Inventory staff.

Every building recorded was marked up on the current Ordnance Survey Map and assigned a unique identifying number on the map. No other cartographic documentation was collected.

3.10   STORAGE AND DISSEMINATION OF INVENTORY

Although the HHOD is the joint intellectual property of Dublin City Council[1] and Dublin Civic Trust, all documentary files are located at the premises of Dublin Civic Trust's headquarters at No 4 Castle Street. However, until 2004 all this data was available electronically to the relevant Dublin City Council personnel (fig 1).

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[1] Formerly Dublin Corporation

All photographs were scanned into a computer to accompany the textual description of the relevant building. Each photographic print has the year in which the photograph was taken written on the back.

The maps are not stored with the written and photographic files due to their excessive mass. The HHOD Inventory was never placed on a GIS platform, nor was it ever intended to be. However, given the benefits of GIS it is recommended that at some later stage the field maps be used for information purposes. This would allow for the accurate transfer of mapping information onto a GIS digital map, which could then be associated with the electronic text and photographic HHOD inventory record.

Only a limited number of sketches and drawings were created. These were drawn in pencil onto A4 paper and are attached to the written Inventory record. The sketch plans were never scanned into electronic form.

Fig 1: Image of printed screen to Dublin Civic Trust version of Search Engine
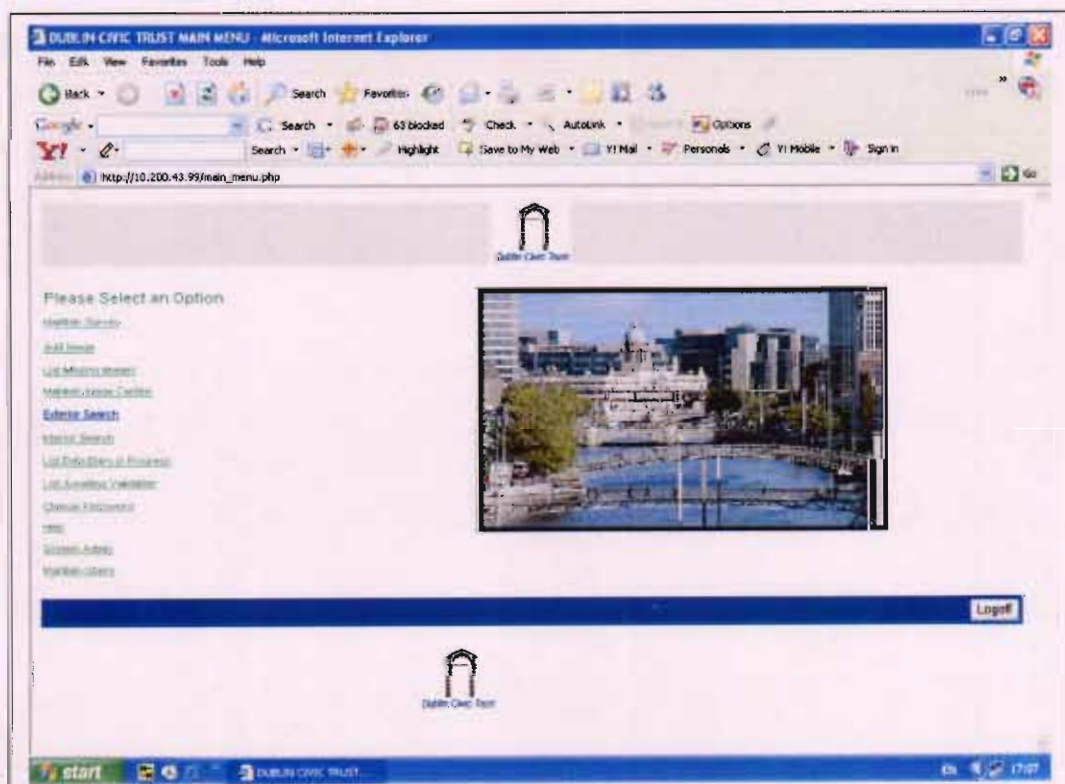
3.11 PUBLICATION/EDUCATION

The educative role of the HHOD was identified from inception as a key aim. However, in addition to this obvious objective; namely the training of inventory recorders, the HHOD Inventory aimed to educate the general public, those who live, work and play in the built environment. The primary way in which the HHOD Inventory achieved this was through the publication of their street leaflets.

While the HHOD Inventory is commendable for the publication of nearly two dozen street leaflets, ultimately, its full educative potential to date has not been fulfilled. This is due to the fact that the 5,000 approx. inventory records for the 'Dublin's Buildings and Streets' series have not been published. This is despite the fact that the entire inventory, both text and images (photographs, drawings and maps) for all those buildings and streets recorded, have been fully inputted, validated and associated into a coherent computerised form.

The HHOD Inventory produced two in-house manuals[1] [2]. Neither of these texts were published. The 'Historic Heart of Dublin Inventory Guidelines' consisted of five separate pro-formas[3] with an explanation of the information required for each individual data box in each of the forms. Issuing these guidelines was an attempt to impose consistency in the manner in which information was entered and ordered in the pro-formas.

The Historic Heart of Dublin Inventory fact sheets were compiled in an attempt to ensure that the architectural terminology used by the various trainee architectural inventory recorders was consistent. It comprised five sections: exterior, interior joinery, staircase, plasterwork and fanlights. Each section provided trainee architectural inventory recorders with illustrated examples and explanations of the stylistic development of the features in question. The fact sheets attempted to educate recorders to closely observe and interpret those various individual features

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[1] Doyle Aine and O'Donnell Jessica, Unpublished, 'Historic Heart of Dublin Inventory Guidelines', 1999
[2] McClathie Katherine and McGimsey Tom, Unpublished, 'The Historic Heart of Dublin Inventory Fact Sheets', 1999
[3] Building/Exterior form, Room Form, Stair Form, Street Form and Photographic Record Form

that comprise a building's fabric, thus enabling recorders to provide a more accurate dating and architectural assessment of a building.

3.12 CONCLUSION

There are no plans to continue the work of the HHOD, either by way of recording new buildings or updating data on buildings already recorded. Despite the approximate 5000 buildings recorded by the HHOD there are still substantial portions of both Dublin's historic core[1] and beyond that remain unrecorded.

The importance ratings assigned by the Historic Heart of Dublin had no statutory bearing. Consequently, an unprotected building recorded by the Historic Heart of Dublin and assigned a regional rating or above would not necessarily result in Dublin City Council endeavouring to add the building to their Record of Protected structures. To date, Dublin City Council has not used the Historic Heart of Dublin Inventory for this function. Furthermore, there is no commitment in the Dublin City Development Plan 2005-2011 to use the HHOD Inventory as a tool for establishing Architectural Conservation Areas or making additions to the Record of Protected Structures. In this regard, it could be argued that the Historic Heart of Dublin Inventory has not been utilised to its full potential.

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[1] Defined by the **HHOD project as those areas** bounded by the Royal and Grand Canal

4. THE NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE

SUMMARY

In 1985, the Minister of State at the Office of Public Works signed the 'Council of Europe Convention for the Protection of the Architectural Heritage of Europe[1]' on behalf of the Irish Government. Article 2 of the Granada Convention declares that 'for the purpose of precise identification of the monuments, groups of buildings and sites to be protected, each party undertakes to maintain inventories'. Two years subsequent to the signing of the Granada Convention, An Foras Forbartha was dissolved and consequently the National Heritage Inventory ceased.

4.1   INTRODUCTION

A situation arose after the cessation of the National Heritage Inventory whereby from 1987 there was no government body with a remit to conduct a nationwide inventory of the Republic of Ireland's post-medieval architecture. In early 1990, cognisant of this deficit and wishing to honour Article 2 of the Granada Convention, a steering committee was formed, within the Office of Public Works to establish a survey that would provide an inventory of post-1700 objects. Membership of this committee included representatives from the Office of Public Works and the Department of the Environment'.[2]

In late 1990, the National Inventory of Architectural Heritage (NIAH) was founded to create and maintain 'a central record, documenting and evaluating the architectural heritage of Ireland'. The NIAH thus began recording post-1700 buildings and structures in 1991. This inventory was commenced via a pilot study of the town of Carlow, which was subsequently extended to towns and cities designated under Urban Renewal Programmes[3].

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[1] Granada Convention

[2] Lindsay Alistair, 'Architectural Heritage Inventory Post 1700', UCD Conference, 'Environment and Development in Ireland', , published by the Environmental Institute p.133, 9th – 13th December 1991

[3] Where redevelopment action could put the architectural heritage under threat

By the end of October 1991, twenty towns had been recorded, a further two were in progress, and draft inventories had been completed for ten towns and sent to the relevant local authorities for consideration. The OPW had no statutory backing for this work and relied on sympathetic funding from the Department of Finance. However, the need to put this work on a statutory footing linked with a system of listing buildings for preservation and the possibility of a system of specific tax incentives or grant aid had become evident.

The Planning and Development Act 2000 announced a change of tack for the NIAH, as this Act required each planning authority to compile and maintain a 'record of protected structures'[1] (RPS). This new legislation placed an onus on the NIAH to provide the initial data to enable each local authority to establish an RPS. As a result of this, each structure evaluated by the NIAH to be of regional or higher importance is to be included in the Ministerial recommendations to that particular administrative area's planning authority, for inclusion on its RPS.

Since the 'Planning and Development Act (2000)' the NIAH has changed tack slightly and is now concentrating on carrying out interim county surveys so as to act as a guide to local planning authorities when drawing up their RPS. According to the Department of the Environment, the systematic survey of the entire country will take twelve years with over one million structures yet to be assessed and recorded. Interim surveys covering each planning authority's administrative area are to be carried out on a county-by-county basis.

4.2   LEGISLATIVE CONTEXT OF THE NIAH

As stated in the introduction, the NIAH was established in 1999 on a statutory basis under the provisions of the 'Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act (1999). Prior to this, from the NIAH's inception in 1990 until 1999, it had been operating on a non-statutory basis. This meant that inventories issued by the NIAH were being utilised informally by the

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[1] The RPS is a mechanism for the statutory protection of architectural heritage, which forms part of each planning authority's development plan. The Minister, under the guise of the NIAH can recommend structures for inclusion on the RPS to Planning Authorities

relevant local planning authorities, or not as the case may be. There was no legal obligation for local planning authorities to pay any regard to the NIAH Survey.

Conscious of this and many other failings present in the Republic of Ireland's system for protecting its built heritage, the Government assembled an inter departmental working group on 'Strengthening the Protection of the Architectural Heritage'[1] (SPAH).

While this group considered that Ireland's administrative and legislative measures fulfilled the minimum requirements of the Granada Convention they believed that full implementation of the Granada Convention necessitated a revision of these administrative, legislative and, indeed, fiscal measures. In September 1996, the working group's findings were published by the then Department of the Arts, Culture & the Gaeltacht and the Department of the Environment in the Report of the interdepartmental working group on SPAH.

The SPAH Report was to provide the basis of the new legislative framework in which the NIAH currently operates, specifically the 'Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions) Act, (1999)' and Part IV of the Planning and Development Act 2000. The 'Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions) Act, 2000' placed the NIAH on a statutory footing. It states that '*the Minister shall cause to be established and maintained an inventory to be known as the National Inventory of Architectural Heritage*'.[2]

The 2000 Act also conferred the right of entry to structures for the purpose of establishing and maintaining the inventory. The Planning & Development Act 2000 stipulated that the Government, through the Minister for Arts, Heritage, Gaeltacht and the Islands, may make recommendations to the planning authorities as to what structures may be included on its Record of Protected Structures and that the planning authority have regard for these ministerial recommendations.

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[1] Known as SPAH
[2] Architectural Heritage (National Inventory) and Historic Properties (Miscellaneous Provisions) Act, Article 2, paragraph 1, 1999

Therefore, it should be noted that the NIAH, which is operated by central government, does not itself have the power to confer legal protection on the built heritage. The role of conferring protection on the built heritage is the preserve of local government. The NIAH role relates solely with the recording and evaluation of the built heritage. Currently, all structures which receive a regional rating or above from the NIAH are recommended by the Minister for the Environment, Heritage and Local Government to be placed on the record of protected structures by the relevant local authorities. However, each planning authority ultimately has responsibility for implementing those ministerial recommendations, with no structure being added to the record of protected structures without the approval of the relevant local authority's elective representatives, namely the local authority councillors.

So, while the Planning and Development Act 2000 made it mandatory for the local authorities to include a record of protected structures in their development plan, the local authority was not legally obliged to accept such ministerial recommendations. Consequently, not all buildings rated 'regional' or above by the NIAH found their way onto their respective planning authority's record of protected structures. The Planning and Development Act 2000 only made it mandatory for the local authorities to have 'regard' for the Minister's recommendations.

4.3   NIAH OBJECTIVES & POLICIES

The main objective of the NIAH is to aid in the protection and preservation of Ireland's post-medieval architectural heritage through the identification, recording and evaluation of that heritage, in a systematic and uniform manner. To attain this objective, the NIAH adopted a three-pronged policy approach. Firstly, it is intended that the NIAH will provide the basis for the recommendations of the Minister for the Environment, Heritage and Local Government to the local planning authorities for the inclusion of appropriate structures onto that authority's record of protected structures (RPS).

Secondly, by means of publication the NIAH wishes to create a research and educative resource, which will facilitate the engendering of public awareness,

understanding and appreciation of the Republic of Ireland's post-medieval architectural heritage.

The third objective is to formulate and publish national criteria and standards for the identification, recording and evaluation of Ireland's built heritage. It is intended that other recording bodies compiling inventories of the Republic of Ireland's built heritage shall adopt these NIAH criteria and standards. Compliance with the NIAH criteria and standards facilitates the incorporation of information amassed by other inventories within the NIAH database.

4.4   METHODOLOGY

Currently, the NIAH is in the process of conducting what were on their introduction termed 'Interim County Inventory Survey Studies', although now known as 'County Surveys'. These are rapid surveys, conducted on a selective basis with chronological and topographical criteria applied. The use of the word 'interim' in the title of the county surveys acknowledged the perceived limitations of these rapid surveys and recognised their provisional nature. 'Provisional' in that they were seen as responding to an immediate need until the comprehensive surveys could be resumed. Typically, the county surveys record in the region of 800 to 1200 sites or structures.[1]

4.5   INVENTORY MAKEUP

The NIAH records the four mandatory headings of the 'Core Data Index[2]' (Names & references/ Location/ Functional type/ Dating). Additionally, it records the five optional Core Data Index headings (persons & organisations associated with the history of the building/ building materials and techniques/ physical condition/ protection and legal status/ notes). Furthermore, it provides information above and beyond the nine 'Core Data Index' sections.

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[1] The NIAH's decision to preclude pre-1700 architectural heritage is because of the existence of the governmental Archaeological survey of Ireland
[2] Adopted by the Council of Europe in 1995

Both the current NIAH county survey form and the former NIAH inventory form; NIAH1, record additional information pertaining to building materials and techniques, to include not only information on the building materials and techniques of the walls and roof but also to include information on windows, doors and the interior. Further ways in which the NIAH inventory forms provide information above and beyond the Core Data Index is through their recording of the buildings setting/ context and providing an evaluation of the structures relative architectural heritage value, by means of a text description (appraisal) and the assignment of value codes and ratings.[1]

4.6   NIAH INVENTORY FORM

From its inception, the NIAH has used a two-sided A4 paper inventory form. For all forms past and present, each data-field is printed with individual character spaces defined. This requires recorders to assign a single character per space, ensuring not only legibility of the record on account of prohibiting joint writing but also limiting the amount of data enterable by the recorder. The first form utilised by the NIAH for its 1991 pilot survey of Carlow Town has fundamentally not changed. The most significant modification made in response to the 1991 pilot survey was in the compartmentalisation of the buildings 'Description' into individual data-fields; 'composition', 'roof', 'walls', 'openings', etc. This compartmentalisation of the description of the building was conducted to enable the inputting of data into what were then non-expandable text data-fields on the NIAH database.

The three subsequent NIAH inventory forms; the AH/I form, the NIAH/1 form and the County survey form are similar. However, there are differences between the NIAH/1 form and the County survey form. These differences are, by and large, in response to changes in the NIAH's methodology, where the town inventory surveys (exhaustive/non-selective) have been replaced by the interim county inventory surveys (rapid/ selective). Consequently, in order to accelerate the inventorying

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[1] Murray Colm, Unpublished, 'Evaluating Architectural Heritage Systematically: A Critique of classifications and values used in the National Inventory used in the National Inventory of Architectural Heritage', MUBC Thesis, 1999

process the level of information recorded onto the county survey form is less and therefore it omits data-fields present on the earlier NIAH/1 form.

Whereas the earlier NIAH/1 form provided individual data-fields for the recorder to describe 'roof', 'walls', 'openings', 'interior' and 'sites', as well as providing an overall composition, the county survey form requires recorders to complete a single data-field entitled 'Summary Description'. This reduction in the information gathered is an attempt to increase the number of buildings recorded in a single day in the field.

4.7   INVENTORY DISPLAY

Since the initiation of the NIAH, the photographic record has played a fundamental role in the documentation process. Since 2001, the NIAH has introduced digital cameras which 'facilitate a quicker documentation process, as the image can be downloaded and its suitability for publication assessed. No rectified photography is produced.

Currently, no sketch plans of structures are created. This omission of drawings from the NIAH Inventory record is principally on account of the fact that the NIAH rarely records the interior of buildings, and therefore it is not feasible to produce sketch plan drawings. However, a very limited number of historical drawings are assembled by the researcher for the published introductions to the county surveys.

Maps play an essential role in the creation of the NIAH record. Given the NIAH's statutory role[1], it is important that all structures be easily identified geographically by the relevant local authority. Hence, hard copy Ordnance Survey maps are used in the field by recorders. These working maps are referred to by the NIAH as 'field maps'.

4.8   STORAGE AND DISSEMINATION OF INVENTORY

The paper on-site forms are sent to the NIAH offices and stored in ordered filing cabinets. The digital photographs are stored on computer[2]. The digitised information

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[1] With the Minister recommending all buildings rated 'regional' or above to be included in the relevant Local Authorities RPS

[2] The archival longevity of digital images has yet to be demonstrated

is stored, displayed and disseminated with the aid of a Geographic Information System (GIS).

4.9   RATINGS

The NIAH assigns all inventoried structures a rating. The NIAH ratings are; international, national, regional, local and record only. Since the introduction of the Planning & Development Act 2000 the Minister for the Environment and Local Government recommends that structures which have been assigned a rating of regional or above by the NIAH be included on the record of protected structures by the relevant local planning authority.

4.10   INTERIORS

Currently, the NIAH in its county surveys does not place an emphasis on inventorying interiors. The general policy of the NIAH is to confine its recording of interiors to buildings which are open to the public, for instance churches and public houses. The principal reason for this stance is in order to accelerate the inventorying process.

Ironically, the current stance of the NIAH in relation to the recording of interiors occurs at a time when Irish legislation regarding the recording and protection of interiors is at its strongest yet since the enactment of the 'Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, (1999)' the NIAH has had statutory powers to enter a building for the purpose of conducting an inventory of the interior. This new statutory power of entry for the NIAH was on foot of the recommendation of the 1996 SPAH Report, which considered that 'legislative provision should be made for the inspection of interiors as part of the National Inventory of Architecture'.[1]

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[1] O'Rourke Mona, Unpublished, 'The Protection of Historic Interiors in Ireland', MUBC Thesis, 1993

4.11 CLUSTERED STRUCTURES

Subsequent to the Planning and Development Act (2000), which placed 'Architectural Conservation Areas (ACAs) on a statutory basis, the NIAH formally addressed the challenge of recording the clustered settlement of architecturally significant structures. Prior to the Planning and Development Act (2000) the NIAH only recorded individual structures. However, the pre-2000 inventories (town surveys) were comprehensive when assessing the special interest of individual structures contained within a group or cluster. In this regard the NIAH took cognisance as to what were termed the structures 'group' and 'streetscape and setting' importance values.

4.12 RESEARCH

Since its inception, the NIAH has operated on the principle that the recorded structure represents the primary source of information and any information yielded by the structure takes precedence over all other sources. As such, documentary research has always played a secondary role.

Initially, when the NIAH were conducting town inventories, a low level of documentary research was conducted by the field recorders. With the commencement of the county surveys, field recorders were no longer required to conduct research on the inventoried structures.

4.13 NIAH AND PLANNING AUTHORITIES

Since the initiation of the NIAH, the funding for the recording survey has been paid for by central Government with the local authorities not contributing financially. This has led to a situation where the NIAH feels very little obligation to the local planning authorities to tailor its surveys to suit these authorities needs. It is important to consider the following points in determining why this is often the perceived case:

Access
Access by planning authorities to the completed survey has become an issue in recent times. This is due to the fact that the NIAH, after carrying out a recording survey of a particular county, does not then pass the survey over to the planning

authority concerned; instead placing a highlight version of the survey onto its website for all to view.

Delivery

Likewise, the time taken to deliver the county surveys has become a source of annoyance for many planning authorities. At the time of writing, the NIAH has twelve counties surveyed with the highlighted results available on their website. This comes six years after the Planning and Development Act 2000 has come into force, thus requiring all counties to have a record of protected structures list contained within their development plan. Some counties may have to wait the best part of a decade before the NIAH carry out a recording survey of their functional area.

Compatibility

Many planning authorities are also unhappy with regard to the fact that the NIAH County Survey may be incompatible with their own existing RPS database. Most planning authorities already had an RPS in place before the NIAH surveyed their functional area. These lists were/are often kept on databases which are not compatible to the NIAH system.

4.14 CONCLUSION

In recent years, the NIAH has very much endeavoured to foster a greater knowledge and appreciation of Ireland's architectural heritage amongst the general public.

The first surveys to be published by the NIAH were town surveys. These were published in hard copy comprising two bound A3 paper-back volumes, text and maps. These early publications had shortcomings. Most notable was the absence of any photographic record.

In 2002, the NIAH published its surveys in the electronic format of CD-ROM. The first inventories to be published on CD-ROM were the county surveys. The CD-ROMS contained not only the text descriptions and mapping information but also the photographic record. The first of these CD-ROM publications of the county surveys still contained a pared-down version of the inventory record compiled. Concurrent with the first publications of the county surveys on CD-ROM, the NIAH introduced the attractive hard copy books entitled 'An Introduction to the Architectural Heritage of (name of county inventoried).

Since 2004, while continuing to publish the popular hard copy books to each county's architecture, the NIAH started employing the internet to publish its inventories. In 2004, the NIAH launched its new web-site entitled 'Buildings of Ireland'[1] where it displays information relative to its county surveys (fig 2). The data accessible on the web-site includes a photograph and brief description of each structure recorded.

This is not a very acceptable situation for many planning authorities as they cannot make a decision on a structure's suitability for RPS inclusion with just the limited NIAH survey highlights and recommendation. If the survey was passed onto the planning authority concerned in its totality, it could then be updated and manipulated on a regular basis to suit those authorities' prospective needs.

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[1] National Inventory of Architectural Heritage, *'Buildings of Ireland'*, www.buildingsofireland.ie, 2006

Fig 2: Image of printed screen to the NIAH Internet Search Database

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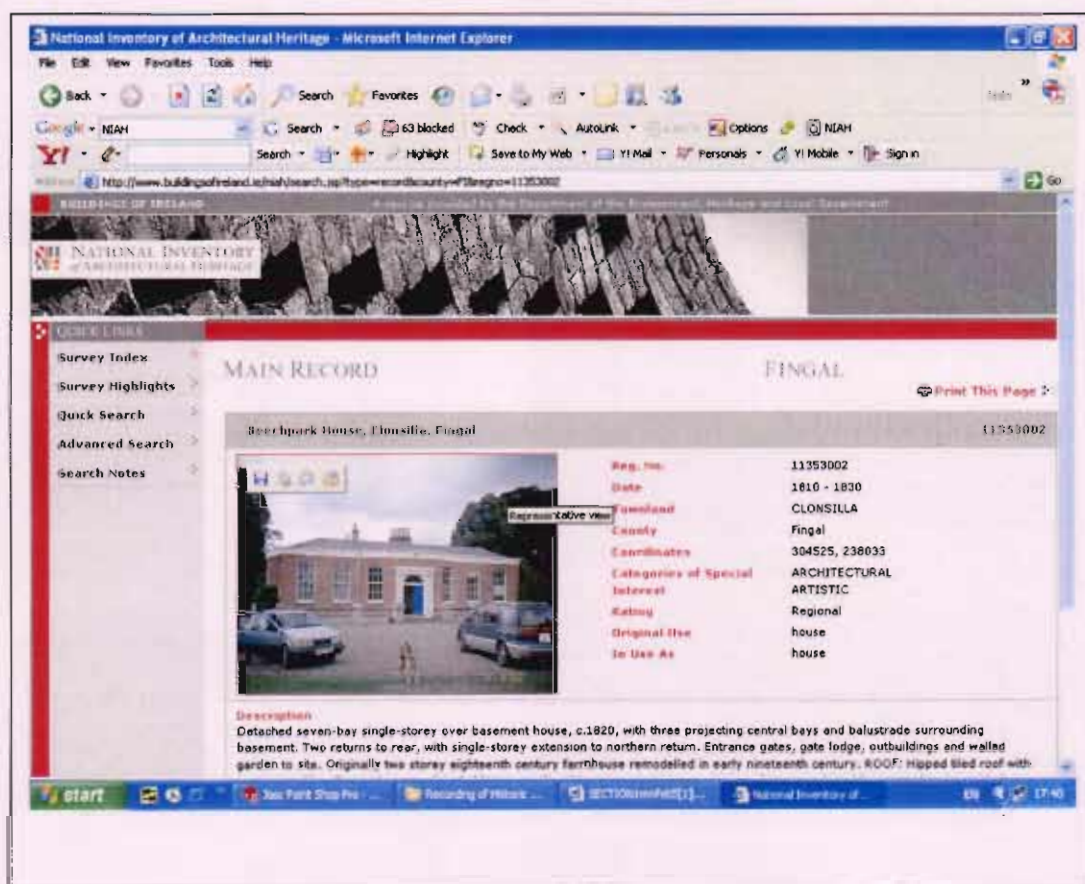
[1] Although yet to be formally published

SECTION 1B – Legislative Provisions

5. INTERNATIONAL CHARTERS AND GUIDELINES RELATIVE TO THE RECORDING & DOCUMENTATION OF HISTORIC STRUCTURES & AREAS

SUMMARY

This chapter provides an assessment of international charters and guidelines relative to the recording and documentation of historic structures and areas. This assessment was deemed necessary so as to provide the reader with an understanding of how current legislation (from both a national and international level) has been formulated.

5.1 INTRODUCTION

The latter half of the twentieth century was increasingly characterised by international conventions and agreements that have established broad criteria for the procedures and methodologies by which the world's archaeological and built heritage is recorded, managed and interpreted. While UNESCO is important at a global level, the two organisations which have had most influence on Irish legislation are considered to be the Council of Europe and the International Council on Monuments and Sites (ICOMOS).

5.2 MAJOR CHARTERS, DECLARATION, CONVENTIONS & GUIDELINES

Following is an assessment of the major organisations, charters, declarations, conventions and guidelines which both indirectly and directly emphasise the need for the recording and documentation of both our archaeological and architectural heritage.

The Council of Europe

The Council of Europe was the first European political organisation established immediately after World War II. It was set up by statute on 5 May 1949 signed by 10 founding states: Belgium, France, Denmark, Holland, Ireland, Italy, Luxembourg, Norway, Sweden and the United Kingdom. It was unanimously agreed that to symbolise post-war reconciliation the headquarters should be in the French frontier city of Strasbourg, the capital of Alsace.

The Council's aims can be summarised as follows:

- To work for greater European unity
- To uphold the principles of parliamentary democracy and human rights
- To improve living conditions and promote human values.

It also seeks to develop common features shared by all the peoples of Europe i.e. the "European dimension" in their lives. At present, the COE groups together 46 countries, including 21 countries from central and eastern Europe[1].

ICOMOS (International Council on Monuments and Sites)

ICOMOS is a non-governmental organisation (NGO), which covers all parts of the world, although with variable performance in different countries. ICOMOS promotes a philosophy of international cooperation. The Second Congress of Architects and Specialists of Historic Buildings, in Venice in 1964, adopted 13 resolutions. The first of these resolutions was known as the 'International Restoration Charter', better known as the 'Venice Charter'. The second Charter put forward by UNESCO, provided for the creation of the International Council on Monuments and Sites (ICOMOS).

The main aims of ICOMOS are:

- To bring together conservation specialists from all over the world to serve on a forum for professional dialogue and exchange

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[1]Council of Europe, http://www.coe.int/T/e/Com/about_coe/, 2006

- To collect, evaluate and disseminate information on conservation principles, techniques and policies
- To cooperate with national and international authorities on the establishment of documentation centres specialising in conservation
- To work for the adoption and implementation of international conventions on the conservation and enhancement of architectural heritage
- To participate in the organisation of training programmes for conservation specialists on a world-wide scale
- To put expertise of highly qualified professionals and specialists at the service of the international community[1].

The United Nations Educational, Scientific and Cultural Organization (UNESCO)

As part of the United Nations, The United Nations Educational, Scientific and Cultural Organization (UNESCO) officially came into existence in 1945. The Convention concerning the 'Protection of the World Cultural and Natural Heritage' was adopted by UNESCO to encourage the identification, protection, and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity[1].

"UNESCO's World Heritage mission is to:

- Encourage countries to sign the World Heritage Convention and to ensure the protection of their natural and cultural heritage

- Encourage state parties to the Convention to nominate sites within their national territory for inclusion on the World Heritage List

- Encourage state parties to establish management plans and set up reporting systems on the state of conservation of their World Heritage sites

- Help state parties safeguard World Heritage properties by providing technical assistance and professional training

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[1] International Council on Monuments and Sites, http://www.international.icomos.org/about.htm, 2006

- Provide emergency assistance for World Heritage sites in immediate danger

- Support state parties' public awareness-building activities for World Heritage conservation

- Encourage participation of the local population in the preservation of their cultural and natural heritage

- Encourage international cooperation in the conservation of our world's cultural and natural heritage."

European Cultural Convention (1954)

The European Cultural Convention does not specifically call for the setting up of controls for the recording and documentation of the architectural and archaeological heritage. Instead, it emphasizes the 'nation' as protector of the heritage not only for its own people but also for the wider community. The Convention encourages exchanges of persons and cultural objects and promotes access to cultural resources. In addition, the Convention also promotes cooperation among European nations in order to safeguard cultural property as well as to study and promote European civilization. Above all else, the Convention attempts to promote the idea of 'education' and 'knowledge' with respect to the built heritage. In order to realize this, and for both individuals and administrative authorities to gain a greater level of understanding of our built heritage, there would need to be a substantive increase in the documentation of such resources[2].

[1] The United Nations Educational, Scientific and Cultural Organization
http://portal.unesco.org/en/ev.php-
URL_ID=29008&URL_DO=DO_TOPIC&URL_SECTION=201.html , 2006

[2] Council of Europe, 'European Cultural Convention', Paris,
http://conventions.coe.int/Treaty/EN/Treaties/Html/018.htm, 1954

The Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites (1964)

The Venice Charter, which was developed in 1964, forms the platform for what many professionals feel is the basis of international cooperation for the protection of our architectural heritage. Of most relevance to the recording and documentation of historic structures and areas are the objectives contained within Article 16 of the Charter.

Article 16 of the **Venice Charter** states that:

'In all works of preservation, restoration or excavation, there should always be precise documentation in the form of analytical and critical reports, illustrated with drawings and photographs. Every stage of the work of clearing, consolidation, rearrangement and integration, as well as technical and formal features identified during the course of the work, should be included. This record should be placed in the archives of a public institution and made available to research workers. It is recommended that the report be published".

The Venice Charter continues to be the most influential international conservation document. The Charter sets forth principles of conservation based on the concept of authenticity and the importance of maintaining the historical and physical context of a site or building. The Venice Charter states that monuments are to be conserved not only as works of art but also as historical evidence. It also sets down the principles of preservation, which relate to restoration of buildings with work from different periods[1].

'Since 1966, most conservation professionals have regarded the Venice Charter as the key guiding reference in the field. Its sixteen Articles emerged during an international meeting of architects, engineers and others, which was called for the purpose of defining international principles in the field. While often criticized as overly European in its outlook and written for a limited view of heritage, the Venice

Charter has yet to be supplanted by other documents capable of earning or gaining the same respect.[2']

Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)

The World Heritage Convention introduced for the first time a resource, which encouraged the documentation and recording of some of our most important cultural heritage. The General Conference of UNESCO adopted the findings of this Convention in 1972. The Convention promotes an international perspective on cultural heritage through its invitation to member states to submit an inventory of properties forming its national cultural and natural heritage to be included in a list of World Heritage sites. Operational guidelines for the implementation of these inventories were issued in 1988. They outline the criteria to be met by sites on the World Heritage List. The convention encourages national efforts at protecting cultural and natural heritage and promotes international recognition and cooperation in safeguarding the heritage of the world[3].

European Charter of the Architectural Heritage (1975)

The Council of Europe declared 1975 the 'European Architectural Year', leading to the adoption of this Charter which aims to develop a common European policy for the protection of architectural heritage. The document defines the nature of the European architectural heritage, its importance to the European Community, and threats to the heritage from ignorance, neglect, and deterioration as well as economic pressures, motor traffic, inappropriate restoration and property speculation. The Charter calls for an integrated conservation approach with the following components:

[1] ICOMOS, 'International Charter for the Conservation and Restoration of Monuments and Sites', Venice Italy, http://www.icomos.org/docs/venice_charter.html, 1964

[2] Letellier Robin RecorDIM Initiative (RecorDIM 'the activities of Recording, Documentation and Information Management'), ICOMOS – CIPA – GCI, RecorDIM Initiative, http://recordim.icomos.org/index.html, 2003

[3] UNESCO, 1972, 'Convention Concerning the Protection of the World Cultural and Natural Heritage', Paris, http://whc.unesco.org/world_he.htm

- Sensitive restoration techniques

- The effective use of laws and regulations

- Appropriate administrative support, and

- Adequate technical and financial support (including tax incentives).

The Charter encourages the development of training facilities and fostering of traditional crafts. Cooperation with the public and coordination between European nations was also highlighted as an important element in the conservation of Europe's architectural heritage.

Whilst not acknowledged and considered in the Declaration, it is suggested, by the author, that the recording and documentation of the architectural heritage ought to be considered as the first step and basis of any integrated conservation approach between the different European members[1].

Declaration of Amsterdam (1975)

The Declaration of Amsterdam emphasizes the role of planning, education, legal and administrative measures in protecting the region's architectural heritage. The document stipulates that architectural conservation must become an integral part of urban and regional planning. It calls for integrated conservation involving both local authorities and citizens that should be inclusive of social factors. The Declaration notes the need for new legislative and administrative measures as well as for appropriate financial support for conservation. The Declaration notes the importance of promoting methods, techniques and skills for restoration and rehabilitation. The need for better training programs is noted. International exchange of knowledge, experience and trainees is also recommended. Authorities were also encouraged to try and promote an interest in conservation among young people as a prospective discipline. The Declaration stresses the importance of educational programs for youth and the public to foster an appreciation of the architectural heritage of Europe[2].

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[1] Council of Europe, 'European Charter of the Architectural Heritage', Amsterdam, http://www.icomos.org/docs/euroch_e.html, 1975

[2] Council of Europe (Congress on the European Architectural Heritage), 'Declaration of Amsterdam', Amsterdam, http://www.icomos.org/docs/amsterdam.html, 1975

Resolution of the International Symposium on the Conservation of Smaller Historic Towns (1975)

The Resolution of this International Symposium outline some of the typical features of and threats to smaller historic towns and their settlement structure. Lack of economic activity and abandonment of the historic core are among the problems faced by these towns. The rapid rate of urban migration is of particular concern in the conservation of smaller historic towns in developing countries. To counteract these negative forces, the Symposium's participants discussed strategies on the following topics:

- Effective planning

- Economic policies that lead neither to disruption or dereliction of the historic fabric of towns, and

- Instilling a sense of pride among town residents in the historic environment.

The Resolution emphasizes the belief that urban conservation cannot rely solely on private activity and local initiative but must involve regional authorities and legislation to encourage conservation and discourage property speculation. The recording and documentation of individual structures and areas could be foreseen as the first step or the effective planning tool, which would promote urban conservation[1].

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[1] ICOMOS General Assembly, 1975, 'Resolutions of the International Symposium on the Conservation of Smaller Historic Towns', Bruges, http://www.icomos.org/docs/small_towns.html

Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas (1976)

This Recommendation extends the principles laid down by earlier general conferences. The Recommendation recognizes the importance of the setting — buildings, spatial elements, and surroundings in the make up of historic areas. The document notes that the destruction of historic areas can lead to economic loss and social disturbance. It calls for historic areas to be protected from the damage that can result from insensitive changes that damage authenticity.

These recommendations recognise the need for conservation areas or architectural zones which could act as a forward planning guide and in turn promote the regeneration of such areas. The idea of the recording and documentation of such areas as the primary step to formulating and developing planning policy was yet to be recognised at this stage[1].

Convention for the Protection of the Architectural Heritage of Europe (1985)

The fundamental force behind the documentation and recording of historic structures and areas is laid down in the Granada Convention otherwise known as the 'Charter on the Protection of the Architectural heritage'[2]

The Granada Convention definition of architectural heritage embraces the idea of conserving architectural ensembles and groups or sites. The Convention also emphasises the importance of inventories (Article 2) in underpinning conservation policies to conserve such ensembles, groups or sites 'for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of their architectural heritage.'

More than any other charter or guideline, the Granada Convention firmly established clear requirements and objectives for the protection of the architectural heritage.

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[1] UNESCO, 'Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas', Nairobi, http://portal.unesco.org/en/ev.php-URL_ID=13133&URL_DO=DO_TOPIC&URL_SECTION=201.html, 1976
[2] See Section 1.1.3 for the Granada Convention definition of architectural heritage

Above all else, it stresses the need for knowledge as the underlying basis for the protection of the historic built heritage. It promotes the development of inventories both on a local and international basis so that such knowledge and resources can be made available to both the professional and the lay person. The promotion of such a knowledge-based activity allows for a more appropriated and informed system of protection for the architectural heritage[1].

Irelands' signing of the Granada Convention resulted in the setting up of the National Inventory of Architectural Heritage (NIAH).

The Washington Charter: Charter on the Conservation of Historic Towns and Urban Areas (1987)[2]

This Charter, adopted by the ICOMOS General Assembly in 1987, establishes the principles and guidelines for the protection and conservation of historic towns. The Charter seeks to complement the Venice Charter, whose emphasis is on the individual monument. It addresses such issues as:

- Integration of preservation objectives into planning policies

- Qualities of historic towns that should be preserved

- Participation of residents in the preservation process; and

- The social and economic aspects of historic town preservation.

Likewise, it reinforces Article 16 of the Venice Charter and thus promotes the introduction of inventories as the first step in the formulation of planning policy for such historic towns and urban areas.

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[1] Council of Europe, 'Convention for the Protection of the Architectural Heritage of Europe', Granada, http://conventions.coe.int/Treaty/EN/Treaties/Html/121.htm,1985
[2] ICOMOS, 'The Washington Charter – Charter on the Convention of Historic Towns and Urban Areas, 1987

Charter for the Protection and Management of the Archaeological Heritage (1990)

The ICAHM (International Committee on Archaeological Heritage Management) Charter, inspired by the success of the Venice Charter, encourages legislation to protect the archaeological heritage, based on inventories and general surveys of the resources. It was created in response to the increasing threats to archaeological sites worldwide, especially from looting and land development. The Charter attempts to establish principles and guidelines of archaeological heritage management that are globally valid and can be adapted to national policies and conditions. It lays out general principles for investigation, maintenance, and conservation as well as for the reconstruction of architectural heritage. It also notes the role of high academic and professional standards in relevant fields of expertise and the need for international cooperation.

The ICAHM Charter led to the establishment of inventories of archaeological heritage[1] from the signed up member countries[2].

European Convention for the Protection of the Archaeological Heritage of Europe (1992)[3]

The aim of the Valletta Convention is 'to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study'[4]. The convention was deemed necessary as a result of the evolution of planning policies in European countries. The convention was developed through a number of meetings of ministers and thematic colloquia.

The Preamble to the Valletta Convention acknowledges the threats, both natural and human, that the European archaeological record is increasingly subject to. It is evident that the Convention was influenced and fashioned to a great degree by

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[1] The Sites and Monuments Record was set up by Duchas in order to fulfil the objectives outlined in this Charter

[2] ICOMOS (International Committee on Archaeological Heritage Management), 'Charter for the Protection and Management of the Archaeological Heritage' Lausanne Switzerland, http://www.international.icomos.org/e_archae.htm, 1990

[3] Revised

[4] Council of Europe, Article 1, 1992

UNESCO declarations and the philosophical principles established by the Venice Charter of ICOMOS.

Article 1(3) states 'the archaeological heritage shall include structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water'[1]. The definition was designed to be comprehensive and all embracing in its nature. The stress on the 'context' of sites and monuments, be they on land or underwater, was a new concept at international level[2].

The Convention provides the basic framework for policy on the protection of the archaeological heritage in Ireland. The obligations on the State under the Convention have been summarised by the Department of Arts, Heritage, Gaeltacht and the Islands as follows:

- Providing for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas

- Facilitating the study of archaeological discoveries by making or bringing up to date surveys, inventories and maps of archaeological sites and taking practical measures to ensure the drafting, following archaeological operations, of a publishable scientific record before the publication of comprehensive studies

- The authorisation and supervision of excavations and other archaeological activities

- Providing measures for the physical protection of the archaeological heritage including acquisition or protection by other means

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[1] Council of Europe, 'European Convention for the Protection of the Archaeological Protection of Europe', Article 1(3), 1992
[2] Council of Europe, 'European Convention for the Protection of the Archaeological Heritage of Europe', Valletta Spain, http://conventions.coe.int/Treaty/EN/Treaties/Html/143.htm, 1992

- Providing for consultation between archaeologists and planners in relation to the drawing up of development plans and development schemes so as to ensure that full consideration is given to archaeological requirements

- Providing public financial support for archaeological research and public or private financial support (as appropriate) for the rescue of endangered archaeology

- Facilitating national and international exchanges of elements of the archaeological heritage for scientific purposes, promoting the pooling of information on archaeological research and excavation, and contributing to international research programmes

- Educating the public in relation to the value of the archaeological heritage and the threats to it, promoting public access to important elements of this heritage, and encouraging public display of selected archaeological objects

- Preventing the illicit circulation of elements of the archaeological heritage, including cooperating with other states party to the Convention; and

- Providing for the exchange of information and experts on the archaeological heritage between states party to the Convention.

Charter on the Built Vernacular Heritage (1999) – Ratified by the ICOMOS 12th General Assembly, in Mexico, October 1999

Vernacular Heritage expresses many aspects of world heritage (for example the relationship with landscape, tools and technology of diverse world cultures). Primarily supplying human shelter and basic built environment needs, vernacular building informs us of aesthetic and functional skills and knowledge of local communities. A continuing process of adaptation to environmental changes, its survival is threatened constantly by a standardised global economy. The ICOMOS Charter for Vernacular Heritage, in addition to the Venice Charter, established the principles for the care and protection of our built vernacular heritage.

Examples of the vernacular may be recognised by:

- A manner of building shared by the community
- A recognisable local or regional character responsive to the environment
- Coherence of style, form and appearance, or the use of traditionally established building types
- Traditional expertise in design and construction which is transmitted informally
- An effective response to functional, social and environmental constraints
- The effective application of traditional construction systems and crafts. [1]

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[1] ICOMOS,, 'Charter on the Built Vernacular Heritage, ICOMOS 12th General Assembly, in Mexico, October 1999 http://www.international.icomos.org/charters/vernacular_e.htm, 1999

5.3   CONCLUSION

Following below (fig 3) is a summary of the major charters, declarations, conventions and guidelines which both indirectly and directly emphasise the need for the recording and documentation of both our archaeological and architectural heritage. The Venice Charter (1969) and the 'Convention for the protection of the Architectural Heritage of Europe' (Granada, 1985) being the most prominent in initially identifying the need for the recording and documentation of our built and archaeological heritage.

European Cultural Convention (1954)	Emphasizes the nation as protector of the heritage not only for its own people but also for the wider community.
The Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites (1964)	Considered of most relevance to the recording and documentation of historic structures and areas are the objectives contained within Article 16 of the Charter.
Convention Concerning the Protection of the World Cultural and Natural Heritage(1972)	The invitation to member states to submit an inventory of properties forming its national cultural and natural heritage to be included in a list of World Heritage sites.
European Charter of the Architectural Heritage (1975)	Aims to develop a common European policy for the protection of architectural heritage[i].
Declaration of Amsterdam (1975)	Emphasizes the role of planning, education, legal, and administrative measures in protecting the region's architectural heritage.
Resolutions of the International Symposium on the Conservation of Smaller Historic Towns (1975)	The Resolutions outline some of the typical features of and threats to smaller historic towns and their settlement structure.
Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas (1976)	Recognizes the importance of the setting — buildings, spatial elements, and surroundings in the make-up of historic areas.
Convention for the Protection of the Architectural Heritage of Europe (1985)	Ireland's signing of the Granada Convention resulted in the setting up of the National Inventory of Architectural Heritage (NIAH).
The Washington Charter: Charter on the Conservation of Historic Towns and Urban Areas (1987)	This Charter, establishes the principles and guidelines for the protection and conservation of historic towns [ii]
Charter for the Protection and Management of the Archaeological Heritage (1990)	Encourages legislation to protect the archaeological heritage, based on inventories and general surveys of the resources.
1.2.11 European Convention for the Protection of the Archaeological Heritage of Europe (Revised) (1992)	To protect the archaeological heritage as a source of the European collective memory and as an instrument for scientific study.
1.2.12 CHARTER ON THE BUILT VERNACULAR HERITAGE (1999)	The ICOMOS Charter for Vernacular Heritage, in addition to the Venice Charter, established the principles for the care and protection of our built vernacular heritage. [1]

Fig 3: International Charters Relevant to Recording and Documentation

6. INTERNATIONAL CASE STUDIES IN THE RECORDING AND DOCUMENTATION OF THE ARCHITECTURAL HERITAGE

SUMMARY

'A record of a building or site or area is an essential aid in the formulation and implementation of effective conservation planning. A good record enables better analysis and interpretation of the historical, architectural and archaeological resource preserved in every old building and area shedding light on the processes of development and decay. A poorly understood resource cannot be conserved, protected, or managed effectively. It is thus essential that the optimum levels of accuracy and efficiency be achieved in the recording and documentation of such historic structures and areas'[1].

6.1 INTRODUCTION

International case studies in the recording and documentation of the architectural heritage are presented in this chapter. This study illustrates how architectural inventories have evolved from a simplified traditional approach to incorporate the use of highly sophisticated innovative technologies. The case studies provided outline the merits and drawbacks of the traditional approach as compared and contrasted to the inventories conducted using up-to-date technologies.

The Scope & Level of Recording Necessary:

The scope and level of recording for any particular historic structure or area is dependent on a number of factors, including relevant planning policies and research agendas, the type and complexity of the building, site logistics, and the nature of proposed works or potential threats.

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[1] Murphy M, Dublin Institute of Technology, unpublished, 2006

Clearly not all structures need to be recorded in the same detail: different circumstances will demand different responses. Levels can range from comprehensive recording of complex buildings and their environs, to selective recording of structures of more regular or repetitive construction, concentrating on those elements which are affected by proposals or which are particularly vulnerable.

Types of Inventory Records

The different types of drawn, photographic, and written records required for a major building conservation project include:

- Base records (plans, elevations, cross-sections, and details)

- Intervention records (before and during works)

- Analysis and interpretation records (material type, surface finish, building periods, construction phases, occupational detail, and evidence for abandonment, demolition, reconstructions, and projections).

Records made before work commences may be required for selected areas of fabric to serve as an aid to rebuilding.[1]

The following international case studies look at different levels of recording and documentation projects, outlining examples of both the traditional and more technical forms of recording techniques used and the logistical problems encountered.

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[1] Wood Jason, 'Record Making' 'The Building Conservation Directory, Tisbury, Wiltshire, http://www.buildingconservation.com/articles/records/records.htm, 1996

6.2 HISTORIC AMERICAN BUILDING SURVEY

The National Parks Service is the statutory body responsible for care and preservation of the architectural heritage in the United States of America. The National Historic Preservation Act introduced the National Registry of Historic Places. Properties registered under this Act are distinguished by being documented and evaluated according to uniform standards. These standards are set by the Historic American Buildings Survey (HABS). HABS is an organisation involved in the collection of documentary measured drawings, photographs, and written historical and architectural information for about 37,000 structures and sites in the United States and its territories.

HABS was established during the 1930s Depression to record American Architectural Heritage and to give employment to architects, photographers, and recorders who were unemployed during that period. HABS is now under the remit of the National Park Service and funded by congress with support from the American Institute of Architects. The aim of HABS is to 'preserve through documentation' some of the best examples of America's Architectural Heritage[1]. Due to the emergence of new technologies in the field of heritage recording, HABS, like many other similar organisations is considering using automated surveying systems. This consideration has arisen due to the excessive time accrued using traditional recording methods.

The following drawings are a sample of HABS' former traditional approach to recording architectural heritage (fig 4):

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[1] Historic American Buildings Survey (HABS), Washington http://www.cr.nps.gov/habshaer/habs/, 2005
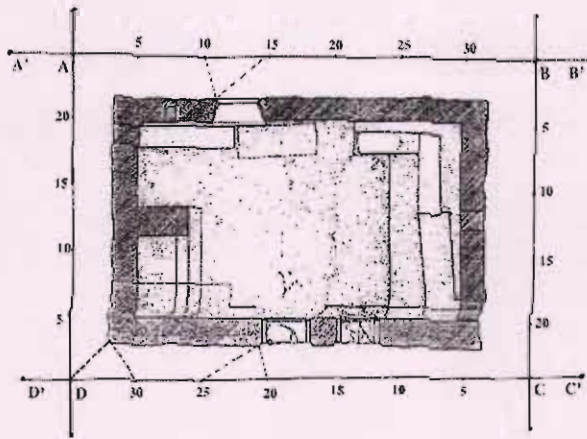
a). Setting up a perpendicular grid to record a non uniform plan
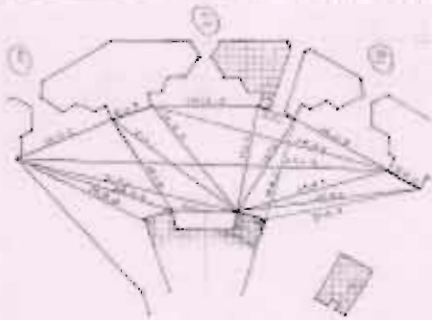
b). Use of triangulation for irregular spaces
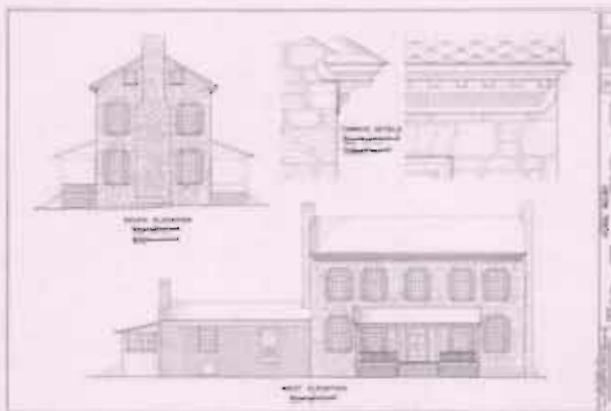
c). An example of a finished ink survey[1].

Fig 4: Examples of standards of recording- HABS

[1] HABS/HAER. HABS Guidelines, 'Recording Historic Structures and Sites with HABS Measured Drawings', Department of the Interior, Washington D.C. HABS/HAER, December 2005

6.3   ENGLISH HERITAGE METRIC SURVEY TEAM

The Metric Survey Team of English Heritage is responsible for advising English Heritage on all aspects of measurement and survey in relation to the conservation of the historic environment. The team is involved with new and traditional methods of surveying and recording and is recognised internationally for its work. In particular it is renowned for the production of a set of guidelines[1] dealing with the 'Metric Survey Specification for Historic Environments'. This publication deals with the following topics:

1. Survey control
2. Format, presentation and provision of survey data
3. Standard specification for image-based metric survey
4. Standard specification for architectural survey (large scale non-photogrammetric survey)
5. Standard specification for topographic survey.

Survey Control

Surveys and records require a system of control to enable all data to relate in terms of three-dimensional measurements (fig 5). Survey control must be provided to a precision of ±10mm. Coordinate and level values generated must be expressed as metric values and presented in the order of easting, northing and height in metres to three decimal places. Coordinate system (Site Grid): a metric coordinate system must be established where no previously defined survey coordinate system exists.

Permanent markers are to be established, with disturbance to the historic fabric kept to a minimum.

Fig 5: Spatial data illustrating controls using x, y and z axis[1]

[1] Survey Team of English Heritage, Metric Survey Specification for English Heritage, English Heritage, National Monuments Record Centre, UK May 2000.

Survey data can be presented in many formats: the main division is between hard copy and digital format. Within digital, there are a number of formats depending on the media, i.e. CAD, Photographic, laser/point cloud and text/numerical based data. The digital data output, therefore, must be capable of being stored for a required lifespan and capable of interpretation across different computing and software platforms.

Presentation and Survey data

The methods of presenting data need also to be addressed. In digital or in hard copy format the data must conform to specified standards, which will differ according to the types of surveys;

a). Building plans, and elevations

b). Site plans and elevations

c). Mapping large areas.

The type of survey data requires specification, for example scale, measurements, coordinates etc.

Image based metric surveys are divided between film-based and digital: usually the film-based is scanned, as the process for rectification or photogrammetry is computer-based. Three-dimensional data can be acquired from digital photo modelling and photogrammetry, whereas only two-dimensional data can be acquired from rectified photography.

Architectural survey

Direct plotting on site or from rectified photography can all be used to create measured drawings. Measurement of remote objects may involve the use of total stations, theodolites or levels (fig 6). The use of line type, text and CAD layers require specification for different survey conditions.

Topographic survey, defined as the controlled measurement of natural/artificial landscape features, are presented in plan or as a 3D data set[1].

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[1] Survey Team of English Heritage, 'Metric Survey Specification for English Heritage', English Heritage, National Monuments Record Centre, UK May 2000
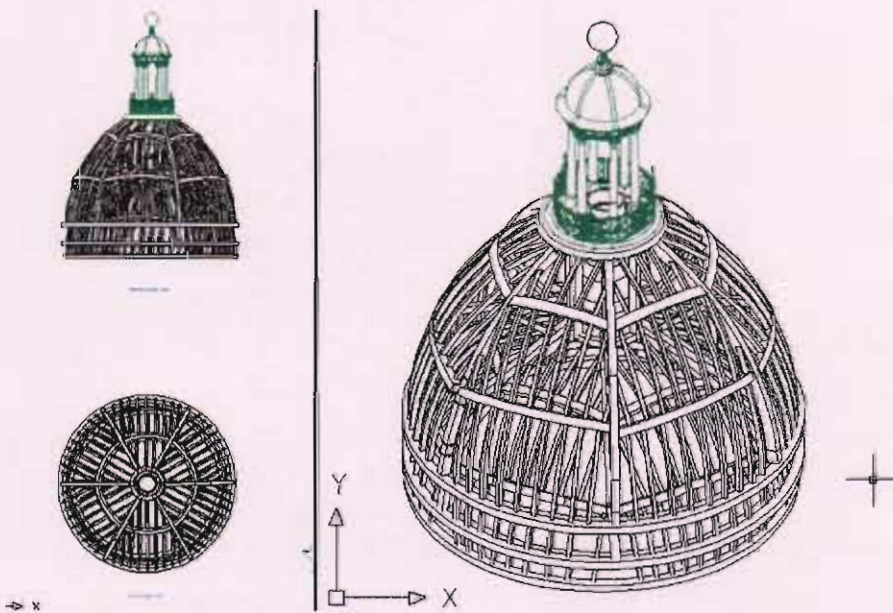
Fig 6: Measurement of Objects using Total Stations

[1] Reflector-less EDM tacheometer or 'total station' (see fig 3) plots in real time CAD the measurements from the survey of the timber roof structure of the folly at Wrest Park (English Heritage Site) and automatically creates plans, elevations, and isometrics[1].

6.4 INTERNATIONAL COMMITTEE FOR ARCHITECTURAL PHOTOGRAMMETRY (CIPA)

CIPA, the International Committee for Architectural Photogrammetry (CIPA), is one of the international committees of ICOMOS (International Council on Monuments and Sites). CIPA was established in collaboration with the ISPRS (International Society of Photogrammetry and Remote Sensing). The main aim of CIPA is to work and develop new methods for the surveying of cultural monuments and sites[1]. At present, a large proportion of CIPA's work exists in the areas of digital photogrammetry and laser scanning. The following examples illustrate the work of CIPA and its members:

Digital Rectified Photography

Photogrammetry is the process of obtaining measurements from a photograph. Digital rectified photography records an object accompanied with measurements, which define a plane on this object[2]. The image is adjusted in such a way that features on the measured plane appear rectilinear and to scale. Camera calibration is introduced to correct the distortion of lenses; this image can then be plotted to scale and inserted into 3-d and 2-d CAD packages.

Photo models as a basis for interactive three-dimensional system

A photo-model refers to a photo realist three-dimensional surface model of an existing object (fig 7). It consists of combining image information and geometrical information that are stored together. Photogrammetry can be defined as the 'surveying of objects by photos' and is used for surveying objects with hundreds or thousands of points, or objects that are difficult to access. In addition to distance measurement, ultra-realistic photo-models (3D) with photo-realistic video animations can be created. Digital photogrammetry is the surveying of objects through the use of digital photos. 3-D photogrammetry is the surveying of objects by photos taken at different angles.

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[1] International Committee for Architectural Photogrammetry (CIPA), http://cipa.icomos.org/, 2006
[2] American Society for Photogrammetry and Remote Sensing (ASPRS), *What is Photogrammetry?*, http://www.123photogrammetry.com/photogrammetry.html, 2006

As opposed to physical methods of measurements, photographic methods are fast and economic. Exporting photogrammetric images into computer-aided architecture offers possibilities for in-depth analysis of the building elements.
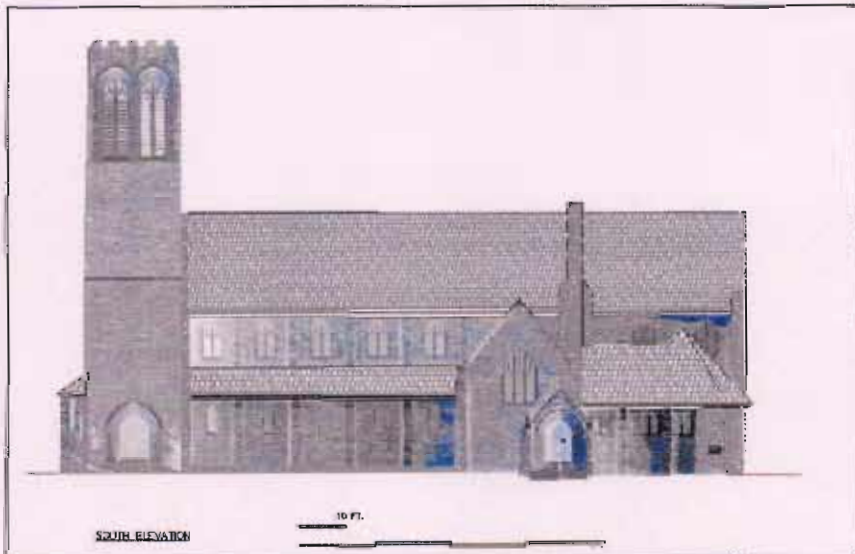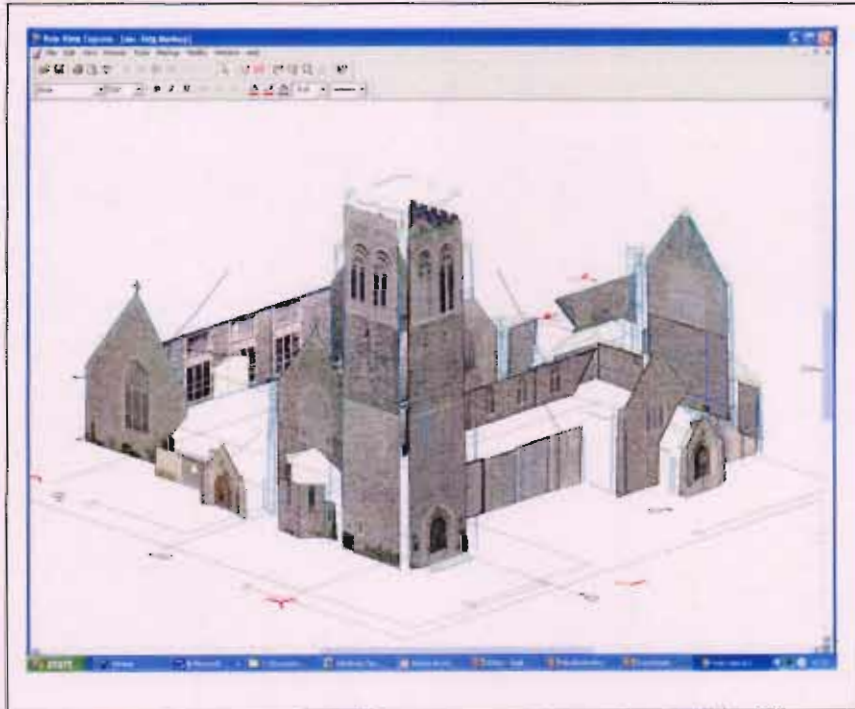
Fig 7: 3-D Images constructed using photo-models

ASRix is a software programme with the ability to use 3D coordinate systems as well as the conventional 2D, creating an interface with AutoCAD resulting in the creation

of 3D photo mosaics. Camera calibration also corrects any distortion to the focal length lenses[1].

Laser Scanning

The laser scanning of an object can be explained as a process of measurement, where the distance between the laser scanner and a set number of points on the object is calculated. To assist the process, a laser beam is projected onto the surface of the object, the beam is deflected by the surface and part of the light returns to the receiver. The time that the light takes to travel from the laser diode to the object surface is measured and the distance to the object calculated. A laser scanning system is composed of a laser instrument which is mounted on a platform. A video and photogrammetric camera can also accompany the device.

Another group of scanners is based on a simple triangulation principle whereby a light spot is projected onto a surface and the position of the spot is recorded by CCD cameras. The angle of the light beam leaving the scanner is internally recorded and the fixed base length between the laser source is calculated through calibration. The distance from the object to the instrument is geometrically determined from the recorded angle.

A point cloud is processed using a range of software and surface models or wire frames. To interpret the point cloud the combining of digital images with the cloud help to define corners and points. A combination of scanning and photogrammetric techniques is the best solution (fig 8). When both line and surface-based structures have to be captured, one single method often does not produce satisfactory results[2].

[1]ICOMOS, Digital Image Rectifier, http://nickerson.icomos.org/cart/asr/asr.htm, 2006
[2] Boehler W, Marbs A, '3D Scanning and Photogrammetry For Heritage Recording: A Comparison''
12th International Conference on Geoinformatics, University of Gavle, Sweden, 2004
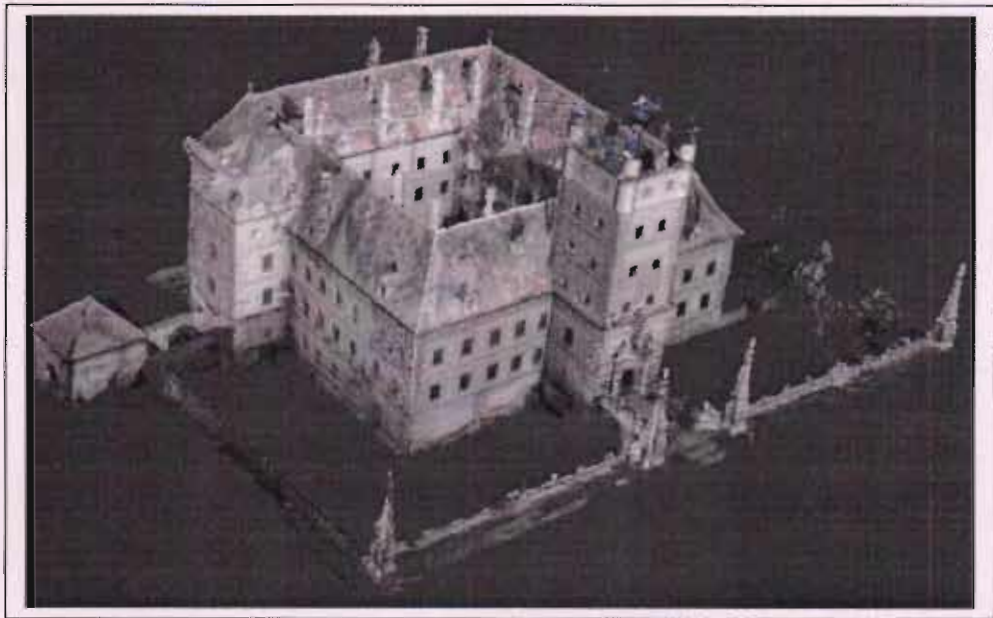
a). Textured point cloud
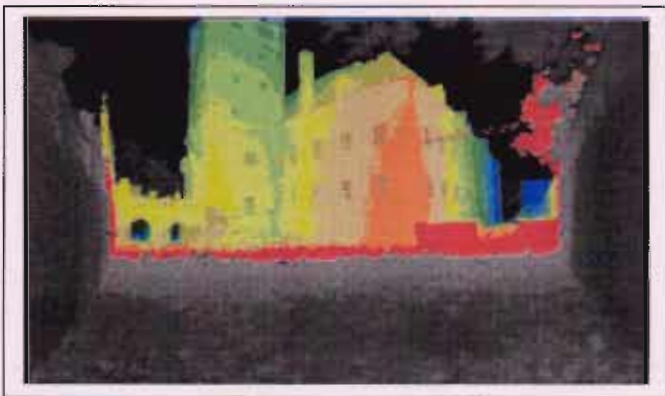
b). Point cloud
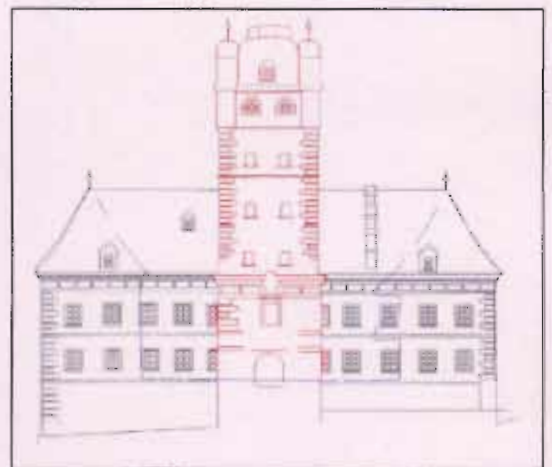
c). Plotted vector elevation in CAD

Fig 8: RIEGL laser scan using LMS - Z210 with integrated True Color Channel of Castle Greillenstein, near Horn (Lower Austria).

6.5   RecorDIM TASK GROUP INITIATIVE

RecorDim (a CIPA initiative) is an international 5-year partnership (2002-06) between international heritage conservation organisations working together to bridge the gaps that currently exist between the information users (researchers, conservation specialists, project managers, planners etc.) and the information providers (photographers, heritage recorders, photogrametrists, surveyors etc.).[1]

At the moment, the partners are CIPA (which is the documentation scientific committee of ICOMOS), the Getty Conservation Institute and ICOMOS. Each partner is represented by a liaison officer with the initiative coordinated by Mr. Robin Letellier.

The fundamental aim of the RecorDIM Group Initiative is to provide a round table platform or discussion forum where information users and providers may share knowledge and information. Following is a brief summary of a task group meeting where an information user took advantage of an opportunity to liaise with other users and providers so as to improve the understanding of the needs and service required by both.

From Real to Virtual....The Potential for Better Recording A Unique Rock-Art Site in the Canadian Arctic

The project in question looks at the feasibility of properly recording an integral part of a unique petroglyph (or rock engraving) site located in the harsh environment of the Canadian Great North so as to facilitate its real or virtual access. The project was headed up by Dr Arsenault of the Institute du Patrimoine, Universite du Quebec a Montreal.

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[1] ICOMOS, RecorDIM Introduction,
http://www.icomos-ciic.org/CIIC/reportZimRECORDIM.htm, 2005

Background

Rock-art sites are among the most intriguing testimonies of ancient civilizations around the world. Thanks to their rich graphic contents, their aesthetic qualities or their historical and cultural values, some of them have become part of national heritage and, therefore, have been used for attracting tourism. However in many cases, the public access to such archaeological sites has raised several problems of conservation which have endangered the integrity of those sites and forced authorities to take serious action to counteract these pernicious effects, although sometimes with inadequate results. Alternatively, with the development of new techniques for recording the visual contents of rock-art sites, it has become possible to create facsimiles or even to use computerized 3-D programs to allow visitors virtual access to this endangered heritage.

Location of Project

The rock-art site at Qajartalik is located near the eastern tip of a piece of land affixed to the north of Qikertaaluk in Whitley Bay near the Northeast Coast of the Ungava Peninsula within the eastern Canadian Arctic. The site can be divided into four isolated sections, section A, a small rock shelter with a man-made platform, represents the only part of the site which does not show any engraving nor quarried zones. At about 30 metres to the northwest is section B, the richest part of the site containing more than a hundred engravings of various sizes and shapes as well as multiples quarrying zones. Fifteen metres to the west is section C, where a huge flat outcrop has already yielded about 70 distinct engravings and a dozen quarrying zones. Finally, section D is located at about 80 meters to the north-west of section C and is characterised by a small erratic boulder more than two meters long by one and a half meters wide and 1.6 meter from the base to the summit.

Research Project

Only four petroglyphs can be seen on this boulder nowadays. In 1995, alarmed by that recurrent and harmful situation, the Community Council of Kangirsujuaq decided to take action and asked Avataq Cultural Institute to set up a major archaeological

research project which would help to better understand and protect the archaeological resources of Qajartalik. One of the main objectives of that project has been to carefully re-examine the rock outcrops, and to investigate the archaeological context in which they were found. The first two field-seasons, undertaken in 1996 and 1997, were mainly oriented towards precisely locating every archaeological feature still visible on the rock surfaces and surrounding ground, and evaluating their state of conservation. In 2003, some measuring devices for evaluating the rates of rain and snow falls, the degree of humidity and pollution, and the sun exposure of the rock-components were installed as a way of better monitoring the Qajartalik site and also as a way to determinate which conservation actions should be applied thereafter for the preservation of the site's integrity.

At Qajartalik, the impact of different weathering processes has been observed on and around the rock outcrops. Some of these processes' effects are due to chemical or mechanical weathering factors which have been active for thousands of years, whereas others have been caused by human agents, mostly during the last 50 years or so. Arsenault, in his paper, acknowledges that it would be irresponsible to open up the site to the public hastily without applying the most effective measures for recording its components. He further states that 'it is now time to look for more fruitful devices to give a better overview of those exceptional archaeological resources located at Qajartalik'.

Arsenault points to the already large quantity of visual data (thousands of photographs, films) that can be selected from the archaeological evidence collected on the site which can be processed so as to offer slide-shows and documentaries at the cultural centre. However, he believes that other visual means can only be available from the moment when the site's components are all perfectly recorded, that is, through a 3-D recording protocol. Such a sophisticated recording, he states, shall be done according to the specific environmental conditions which characterize Qajartalik.

The site is located on a remote island in a cold and humid environment, with its components visible on various faces. For this reason, Arsenault opines that it is imperative that use be made of portable equipment for conducting the 3-D recording

with the availability of access to a generator to recharge the batteries needed for such a task.

When the site's components are recorded, not only will researchers get a highly precious document for scientific analysis, but visitors will be able to get a better idea of what the engravings and quarrying zones of Qajartalik look like, argues Arsenault. Moreover, such a 3-D document, generated through a computerized program, shall be available for schools, colleges and museums in Canada and abroad. Then, states Arsenault, it will be possible for everyone to pay a virtual visit to that unique rockart site of Qajartalik.[1]

RecorDIM Discussions

As illustrated in the case study provided, the RecorDIM initiative allows each task group the platform to try and specify gaps and needs which it faced or identified during its work. Henceforth, these initiatives have raised new issues regarding public awareness and education, the need for guidelines, needs for special documentation for landscapes and carrying capacity studies, needs for training of both users and providers to be able to work together, and a wide range of gaps and needs referring to the electronic media.

These task group presentations have also raised suggestions which may improve the working relationship between the information users and providers. This includes suggestions that users and providers participate in each other's work so as to resolve any suspicion between the two groups. This 'suspicion' is perfectly illustrated in the popularly held viewpoint that modern technologies might result in loss of knowledge of how to implement old traditional techniques still very useful in the field of conservation.

As with many other initiatives, the real success depends on the follow up and on the level of commitment and activity by each partner and interested participant.

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[1] Arsenault D, RecorDIM Task Group 22, From Real to Virtual...The Potential for Better Recording a Unique Rock-Art Site in the Canadian Arctic, Published, CIPA XX International Symposium Torino Italy, 2005

6.6   THE SANDFORD INVENTORY OF EARTH BUILDINGS

The Sandford Inventory of Earth Buildings is an effective tool for characterising and identifying earthen buildings in Sandford (Devon), and demonstrates the advantages of using a Geographical Information System (GIS) to integrate and analyse the differing data.

The Sandford Inventory of Earth Buildings has been constructed using sources of information from three clearly defined disciplines.

- The historical context of the building and site

- The topographical data for the building site and its immediate surroundings

- The architectural characteristics and details of the building.

Applying GIS to integrate the three disciplines allows the manipulation and analysis of the disparate data to produce some conclusions of importance to the conservator. Although this inventory demonstrates the application of the GIS technique to earthen buildings in a small part of Devon, clearly the method can be expanded both geographically and to other building materials and types. An objective of the work was to demonstrate the advantages of using GIS to integrate and analyse the differing data collected in relation to the cob buildings within the chosen area.

The work required a multi disciplinary approach covering and combining the three disciplines as described above. The main issues supporting the methodology are:

- The choice of the recording methodology, which closely follows that of the Royal Commission on the Historic Monuments of England (RCHME), which merged with English Heritage in 1999

- The choice of the study area

- The construction of the relational database from the three disciplines that is the historical, topographical, and architectural information.

The GIS software was personal-computer based, running in Windows NT and comprised ArcInfo (7.2.1) and ArcView (3.1). This software, together with a suitable reliable database, enabled the management, integration, display, and archiving of various types of data, ranging from digitised maps to photographs. ArcInfo, which was the GIS used, is described as a powerful analytical tool that permits data from disparate sources to be displayed, unexpected relationships to be discovered, and correlations proposed and tested.

The Sandford Inventory database contained information on 112 listed structures (see historical map below: fig 9 for geographical area), together with a further 20 non-listed buildings which the field and archival research had suggested were likely to be constructed of cob, or to include some cob structure. This result shows the value of GIS when used in such a capacity. Equally, the system could have similar results if used in an Irish context when drawing up a Record of Protected Structure for instance. The value of vernacular architecture could be more easily identified if the system were to be applied to a specific location with the GIS suggesting connections between structures which could possibly have been overlooked[1].

Fig 9 : Historic Map of the Sandford Area of Devon

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[1] Ford Margaret, Richard Griffiths, Linda Watson, Journal of Architectural Conservation 'The Sandford Inventory of Earth Buildings as a Conservation Aid', 2005

6.7   CONCLUSION

The preceding sections to this chapter have illustrated how technologically advanced the process of recording and documenting the architectural heritage has become. With full justification we have moved on from the traditional methods where only a paper trail of the recorded structure was left behind. This situation led to much recorded material being lost or destroyed due to the excessive management issues which such vast collections place on their proprietors. However, as of yet, the issue of managing digital data has yet to be fully addressed or even appreciated.

Hard copied data, however, has its advantages. Documents that are thousands of years old are still able to convey their content unaided by the whims of technology. Today, documentation resides primarily in the digital domain under the control of commercial software developers. History illustrates that today's application software will not be representative of the software in common use a decade or two into the future. Thus, there is no guarantee that a computer file today will be able to be read indefinitely. When coupled with the rapid obsolescence of computer media, the picture is bleak for the long-term readability of digital documentation.

There are two potential solutions for maintaining the readability of digital data. The first solution relies on using file formats that have non-proprietary specifications that are open and available to anyone. The Open Source movement, pioneered by the creators of the Linux operating system, has created a wide range of application software from word processors to CAD and GIS. These applications use file formats-many of which are XML-based, which are freely available to anyone. The second solution requires that digital content be continually migrated to new file formats and media. This solution is not without problems, as data can be lost in translating files into different versions of computer software. For absolute data integrity, it may be best to migrate files to new media, but keep their format intact and maintain scrupulous documentation of the file formats.[1]

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[1] Rothenberg **Jeff, 'Avoiding Technological** Quicksand: Finding a Viable Technical Foundation for Digital Preser**vation,' 'Commission on Preser**vation and Access' and the 'Research Libraries Group', 1998

SECTION 2 – Recording & Documentation of the Architectural Heritage

SECTION 2 – Recording & Documentation of the Architectural Heritage

1.0 Co Sligo: Record of Protected Structures Study[1]

February – July 2005

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[1] The author worked as part of a team of 3-4 architectural historians during the recording stage to this survey

[2] The above are all images of buildings surveyed as part of the Co. Sligo Survey. These 12 images, with artwork from Annie West and design by Red Eye Design, formed the basis for Sligo Local Authorities Calendar 2007

BACKGROUND

A protected structure is defined as any structure or specified part of a structure, which is included in the record of protected structures.

Under new legislation introduced under the 2000 Planning & Development Act each local authority has a legal obligation contained within their development plan policy objectives to protect structures of special interest within its functional area.

The primary means of achieving this objective is for the planning authority to compile and maintain a record of protected structures (RPS) for its functional area to be included in its development plan. A planning authority is obliged to include in the RPS every structure which, in its opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. This responsibility obliges the planning authority to review its RPS from time to time (normally during the review of the development plan) with a view to making additions or deletions.

Definition of Structure

A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure.' In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include:

a)   The interior of the structure

b)   The land lying within the curtilage of the structure

c)   Any other structure lying within that curtilage and their interiors, and

d)   All fixtures and features which form part of the interior or exterior of the above structures.

1.1   INTRODUCTION

This chapter looks at the recording of historic structures for the purposes of inclusion within Sligo Co Council's Draft record of protected structures. The evaluation and rating process for structures under consideration is analysed along with the methodological process of recording. The inventory form used for the study is explained and illustrated with an outline of the recording process and the tools used also provided. In addition, a unique means to increasing public awareness and appreciation of Sligo's built heritage is explained.

This study was carried out in coordination with Sligo Co Council during the months of February to July 2004. The Study examined the architectural heritage of the entire county of Sligo with the exception of Sligo town which has its own separate Town Council and hence does not fall under the same jurisdiction. The architectural inventory work for this project was developed with the support and guidance of Brendan Carolan, Senior Planner Sligo Co Council and Lisa Henry, Acting Heritage Officer Sligo Co Council.

1.2   STUDY AREA

It was decided to base this 'Record of Protected Structures' (RPS) study on the county of Sligo due to the fact that the local authority (Sligo Co Council) was undertaking a review of its RPS. The review of the RPS was deemed necessary by Sligo Co Council as its Development Plan was being reviewed at the time under the provisions of the Planning and Development Act 2000. Henceforth, as part of the review of the development plan process, the review of the existing RPS was prioritized under the guidance of section 51 (1) of the 2000 Planning Act:

51.—(1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.'

This review of the existing RPS (which contained a mere 29 structures) was carried out in order to form an opinion as to whether:

a) The structures listed were of such special interest as to warrant continued inclusion; and

b) The existing list should be extended.

This assessment addressed a broader range of building types than those currently represented on the RPS for Co Sligo and extended to structures within the curtilage of buildings that are already listed.

1.3 EVALUATION & RATING PROCESS

The evaluation and rating process for the Co Sligo Survey followed the NIAH standards. These standards refer to the system used to place individual structures into categories e.g. architectural, social, historical etc. The NIAH structure rating system was also used for this Survey.

1.3.1 Evaluation Standards:

Archaeological

It should be noted that the NIAH surveys are weighted towards post-1700 structures. Structures that have archaeological features may be recorded, providing the archaeological features are incorporated within post-1700 elements. Industrial fabric is considered to have technical significance, and should only be attributed archaeological significance if the structure has pre-1700 features.

Castletown House (fig 10) was recorded as part of the Survey despite the feeling that the structure is pre-1700 in origin (c.1670). Its inclusion in the Inventory is due to the fact that the main section to the house (including the front section as seen below) dates to the mid 19th century. Likewise, a pre-1700 structure known as Dowd's Castle (fig 11) was also recorded as part of the inventory for Castletown House as it is located on the grounds to the house and is thus considered to form part of the curtilage to this structure.

| **Fig 10:** Castletown House | **Fig 11:** Dowd's Castle |

This example is effective in illustrating how the National Monuments Record and the Record of Protected Structures can overlap. The example thus emphasizes the need for flexibility between the two records.

Architectural

A structure may be considered of special architectural interest under the following criteria:

- It has an aspiration of aesthetic appeal to its design
- It is of good quality or well executed architectural design
- It is the work of a known and distinguished architect, engineer, designer, craftsman
- It has well designed decorative features, externally and/or internally
- It has an interesting volumetric design, externally and/or internally
- It is part of an intact terrace or part of a group with a common building line that constitute important features of the streetscape
- Modest or vernacular structures may be considered to be of architectural interest, as they are part of the history of the built heritage of Ireland.

Fig 12: Longford House

Fig 13: Ballyglass House

The examples shown (figs 12 & 13) illustrate how a structure may be afforded the rating of architectural interest irrespective of its present condition. Both Ballyglass House (fig 13), which is in excellent condition, and Longford House (fig 12), which is in a very poor state, were both rated as being of architectural significance.

Fig 14: Lissadell former National School

Fig 15: Rathcarrick House Gate Lodge Knocknarea

The examples shown (figs 14 & 15) illustrate how good quality simple vernacular structures may be judged to be of high architectural significance. Both the Lissadell former National School (fig 14) and the Rathcarrick House Gate Lodge (fig 15) were rated as being of architectural significance.

A structure may be considered of special historical interest under the following criteria:

- There is a significant historical event associated with the structure
- The structure has an association with a significant historical figure
- The structure has had a known interesting and/or unusual change of use, e.g., a former workhouse now in use as a hotel
- The structure is a memorial to a historical event.

The following examples shown (figs 16-19) were all judged to be of historical interest due to their original use: an RIC Barracks (fig 16), a National School (fig 17), a Sea Weed Bath House (fig 18) and a Courthouse respectively (fig 19).

Fig 16: Former RIC Barracks Dooneen

Fig 17: Former Carrowgarry National School

Fig 18: Enniscrone former Seaweed Baths

Fig 19: Grange Courthouse

Technical

A structure may be considered of special technical interest under the following criteria:

- It incorporates building materials of particular interest, i.e., the materials or the technology used for construction
- It incorporates innovative engineering design, e.g., bridges, canals or mill weirs
- A structure which has an architectural interest may also merit a technical interest due to the structural techniques used in its construction, e.g., a curvilinear glasshouse, early use of concrete, cast-iron prefabrication. Mechanical fixtures relating to a structure may be considered of technical significance.

The examples shown of an early bridge (fig 20) and a building housing an early creamery (fig 21) were adjudged to be of technical interest.

Fig 20: Banada Bridge

Fig 21: Drumcliff Creamery Building
Milltown

Cultural

A structure may be considered of special cultural interest under the following criteria:

- It has an association with a known fictitious character or event
- It has an association with a known writer, poet or musician

Lissadell House (fig 22) was rated as having a high cultural interest due to its obvious association with W.B. Yeats and the Gore-Booths. The example of Achonry Parochial Hall (fig 23), while not in the same league as Lissadell in terms of its cultural interest, was, nonetheless, also considered to be of sufficient cultural significance.

Fig 22: Lissadell House

Fig 23: Riverstown Lodge Sligo Folk Park

'The light of evening, Lissadell,
Great windows open to the south,
Two girls in silk kimonos, both
Beautiful, one a gazelle.'

- Extract from 'In Memory of Eva Gore-Booth & Con Markiewicz' by W.B. Yeats

A structure may be considered of special scientific interest under the following criteria:

- A structure or place which is considered to be a pioneering scientific or technical achievement in the Irish context.

The example of an ice house (fig 24) and early corn mill (fig 25) were both deemed to have been structures rated as scientific.

Fig 24: Ice House Markree Castle

Fig 25: Ballymote Former Corn Mill

A structure may be considered of special social interest under the following criteria:

- It is a focal point of spiritual, political, national or other cultural sentiment to a group of people, e.g. a place of worship
- It was developed or constructed by a community or organization
- It illustrates a particular lifestyle, philosophy, or social condition of the past.

The following examples of a church (fig 26), a railway station (fig 27), sea weed baths (fig 28) and a handball alley (fig 29) were all rated as being of social interest as all are socially driven developments which have brought their respective communities together over the years.

Fig 26: Kilmactranny Church of Ireland Church

Fig 27: Ballymote Railway Station

Fig 28: Bath House Enniscrone

Fig 29: Kilmateigue Handball Alley

Artistic

A structure may be considered of special artistic interest under the following criteria:

- It is the work of a skilled craftsman or artist, e.g., plasterwork, wrought-iron work, thatch roof, carved elements such as shopfront, stained glass.

The example of the thatch cottage (fig 30) and the early carved timber shopfront (fig 31) were both considered to be of artistic interest.

Fig 30: Dolly's Cottage Strandhill

Fig 31: J Costello's Shop Grange

1.3.2 Rating's Standards – Rating Value Codes

The attribution of categories of special interest should lead the recorder to consider the architectural heritage significance of a structure. The next step is to rate that significance. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). The architectural heritage significance of a structure will dictate the level of protection afforded it.

International

These are structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples in Co Sligo include structures such as Lissadell, Temple House (fig 32) and Markree Castle (fig 33). These are exceptional structures which can be compared and contrasted with the finest architectural heritage in other countries.

Fig 32: Temple House

Fig 33: Markree Castle

These are structures or sites which make a significant contribution to the architectural heritage of Ireland. They are considered of great architectural heritage significance in an Irish context. Examples from Co Sligo would include Coopershill House (fig 34) and Coolavin House (fig 35)

Fig 34: Coopershill House

Fig 35: Coolavin House

These are structures and sites which make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples from Co Sligo would include many standard farmhouses (fig 36), old school structures and various other vernacular style buildings (fig 37) scattered throughout the county.

Only structures rated to be of regional merit or above are recommended for inclusion in the Record of Protected Structures.

Fig 36: Carrigeenview House

Fig 37: Doonally House

Local

These are structures or sites which make some contribution to the architectural heritage but may not merit inclusion on the RPS at this time. They may include structures where much of the original fabric has been lost and where the structure is not in very good condition.

Many late 19th and early 20th century school buildings, dance halls, cinemas, early social housing etc: are rightly deemed to be of a special social, historical and sometimes architectural interest. The examples as shown below (fig 38 & 39) however, are in a state of dilapidation and have lost much of what has made them unique.

Fig 38: Former Cinema Ballymote

Fig 39: Corballa National School

Record Only

These are structures or sites which are not deemed to have sufficient presence or inherent importance at this moment in time to warrant a higher rating. It is acknowledged, however, that they may be considered at a future time as forming part of the architectural heritage.

1.4 METHODOLOGY FOR BASELINE STUDY

The methodology applied in the initial stage of the project involved a thorough desktop study in the following sequence.

1.4.1 Desktop Study

Prior to carrying out the onsite survey a desk-top study of the county to identify a list of possible structures of interest was carried out.

- Written references to buildings and structures in Co Sligo were studied – in particular Mark Bence-Jones' *A Guide to Irish Country Houses*, Jeremy William's *A Companion Guide to Architecture in Ireland 1837-1929* and a report carried out on structures and urban areas of significance by Maurice Craig and William Garner for An Foras Forbartha in the 1970s

- An edition of the Ordnance Survey 1:126,720 scale map (Sheet No. 7) was also studied. This map was used to locate structures mentioned in the written records. In addition, it was used to identify houses, lodges and bridges which may have been of significance, but of which no written records were found in the literary sources

- A list of houses which Sligo Co Council wished to be assessed was amalgamated into the overall list

- A copy of this list was sent to Sligo Co Council, prior to the onsite survey being carried out.

1.4.2 Consultation with 1911 Ordnance Survey Maps

- On receiving copies of the 1911 Ordnance Survey maps in TIFF format, which covered most of the county with the exception of the area around the Ox Mountains, copies were printed out and studied.

- These maps were then used to divide the county into areas to be recorded by the teams and to set out the day's inventory.

- Where structures of possible significance were noted on a map, which were not included in the initial desk-top study, these were highlighted for investigation.

1.5 INVENTORY FORM

The following are some brief guidance notes on the inventory form as completed for each individual structure in Sligo. The form (fig 40) follows the NIAH standards with the minimum requirements of the Core Data Index adhered to.

GPS Reference

Map Reference

Excellent = E
Good = G
Fair = F
Poor = P
Derelict = D
Ruin = R

International = I
National = N
Regional = R
Local = L

Architectural = AR
Historical = H
Archaeological = AG
Artistic = A
Cultural = C
Scientific = SC
Social = Sc
Technical = T

PROPOSED RECORD OF PROTECTED STRUCTURES   SLIGO COUNTY COUNCIL

INVENTORY FORM

REGISTRATION AND STATUS
Local History List:
Reg. Historical Monument:

REGISTRATION NUMBER
Coordinates   IG: ITM.:
Alt. Map Coordinates N 54°   W 008°

LOCATION
Number:
Name:
Street Name 1:
Street Name 2:
Townland: Town/Village:

COUNTY: SLIGO
Map Type: O.S. Map 1911
Map Sheet: RAST
Site No.:

CLASSIFICATION
Date: From: To:
Original Type:
In Use As:
Additional Use:

SPECIAL INTEREST   A   H   T   C   Sc   So   Ar   Ag
Condition:
Rating

DESCRIPTION   Bays: Storeys:
Composition:

Roof:

Walls

Openings:
Windows:

Doors:

Interior:
Not accessed.

2004

Fig 40: Where applicable the Summary Description followed the following format as set out by the National Inventory of Architectural Heritage:

1. form/location
2. bays and storeys
3. architectural style (if applicable)
4. original use and date
5. current and additional use
6. contextual information (if applicable)
7. descriptive details of roof, walls and openings (if significant)
8. Outbuildings and ancillary structures

PROPOSED RECORD OF PROTECTED STRUCTURES   SLIGO COUNTY COUNCIL

Site:

General/ Personal Association

REFERENCES
Publication 1:
Publication 2:
Publication 3:
Publication 4:
Photographic References:
Archival Photo 1:
Archival Photo 2:
Print/ Drawings 1:

OWNERSHIP
Owner:
Occupier:
Curtilage Agreed with Local Authority:

FORMER ADDRESS	Any Previous Address:	Number in Street:
Name:		
Street Name 1:		
Street Name 2:		
District:	Town:	
County:		

INSPECTION
Recorder:	Ronan Clwill	Date	
More Detailed Inspection/ research to be carried out:		Yes	

APPRAISAL:

2004

- This datafield comprises free text.

- The Recorder must enter a motive for the rating attributed to a structure.

- An explanation and justification of the Categories of Special Interest should be entered.

- Other suggested areas of interest to be considered i.e Design

- The Appraisal should express an informed opinion and not repeat the summary description.

- Descriptive terms may be used, but excessively florid language must be avoided.

1.6   RECORDING TOOLS

A number of electronic on-site and off-site recording tools were introduced to the survey in order to aid the recording process. This included on-site recording equipment such as a Global Positioning System (GPS) and digital photography. Jasc Paint Shop Pro 8, Microsoft Word and Microsoft Excel were the off-site documenting tools used.

The GPS was used to discover the latitude and longitude position of each structure so that each position may be accurately mapped, at some point in the future, on a Geographical Information System (GIS). Digital Photography was preferred over traditional film photography (despite some question marks over its archival quality) due to the fact that the digital process is less expensive and more time efficient. Paint Shop Pro 8 was the major off-site documenting tool used as it allowed for repair works to digital photos.

1.6.1 Garmin GPS 72

This particular Global Positioning System (GPS) was chosen for use on the Sligo survey as it is a low-cost, reliable and reasonably accurate GPS. It was designed to provide precise GPS positioning using correction data obtained from the Wide Area Augmentation System (WAAS). The GPS 72 provides position accuracy to less than three meters when receiving WAAS corrections.

1.6.2 Olympus Camedia C-765 Ultra Zoom

The CAMEDIA C-765 Ultra Zoom 10X optical zoom, 4.0 megapixel digital camera allows for a wide focal length range plus manual and automatic controls in a durable digital camera. The 10X optical zoom lens has a 35mm equivalent zoom range of 38mm to 380mm. This model proved to be highly reliable and suitable for such on-site architectural recording having a good quality photo finish.

1.6.3 Jasc Paint Shop Pro 8

Paint Shop Pro was used primarily for its ability to correct distorted images. The compact zoom lenses used in the Olympus Camedia C-765 Ultra Zoom digital cameras sometimes produced noticeable distortion, especially around the edges of images due to lack of sunlight (Most of the photos were taken in February.). Paint Shop Pro 8.0 includes several filters that correct this with a few mouse clicks. A similar tool fixes perspective distortion caused by photographing a building with a wide-angle lens. The background eraser also allowed for the removal of large areas of a single colour, such as a sky, or a solid-colour background.

1.7 RECORDING PROCESS

1.7.1 Identification

The on-site recording began after consultation with the 1911 OS maps and desk-top survey. The county was sectioned off into two areas, covered by two recording teams. Each of the Ordnance Survey sheets was covered, where practicable, and as much of the county driven in order to identify any structures of interest which were not marked on the maps or highlighted by the desk-top survey.

1.7.2 Onsite Recording

Identifying and contacting the owners/occupiers of each individual potential RPS structure could not be carried out prior to on-site recording due to the time factor involved. Instead, it was announced on local radio and in the local newspapers that this survey was being conducted.

When arriving at a site the following procedure was followed:

An initial assessment of the structure's interest from an architectural standpoint was carried out. Factors considered were:

- The structures' significance in relation to the criteria as set out by the NIAH. The building would be assessed on its Architectural, Historical, Archaeological, Artistic, Cultural, Scientific and Technical merits, where known. For example, a structure in a state of dilapidation, with few historic architectural or artistic features, could be of historic importance and would therefore be recorded.
- Its level of retention of historic features – slate roof, timber windows, fenestration, thatched roof (where applicable), rendered appearance, any interior features readily visible from the front site. Where most of these features were missing, the building was generally not considered to be of particular architectural interest and was therefore not recorded.
- Structures identified on the desk-top survey or OS maps were not recorded if they were no longer standing or had been replaced, or if the structure was in a ruinous state, and had no known cultural or historic significance.

- If a structure was thought to date to pre-1700, an inventory generally was not carried out, as it would have been covered by the Sites and Monuments Record. Pre-1700 structures have a separate protection in law.

The type of structures covered mainly fell into two categories – habitable and non-habitable structures. Each type would elicit a different approach to recording.

(A) Bridges, Monuments and non-habitable structures

The recording procedure, where a non-habitable structure was identified, was as follows:

- The location was marked on the hardcopy 1911 maps
- A GPS reading was taken, where possible
- A recording of its composition noted on inventory forms
- The structure was photographed from the public realm and where necessary side elevations and detailed shots were taken of the surrounding site
- Where possible, the name of the owner and other historic information was gleaned from people in the locality.

(B) Houses and structures on the lands of private dwellings/hotels

- Where structures were inhabited an effort was made to contact the owner on
- arrival. Where no response was gained, National Inventory of Architectural Heritage procedures were followed
- This comprised of a small number of photographs taken from the public domain, where practicable
- A GPS reading was taken, where possible
- A brief onsite inventory was written on hard-copy inventory forms.

Where contact was made with the owner/occupier:

- The recorders would introduce themselves by name, and would state that they were agents for Sligo Co Council carrying out an inventory of structures of significance in the county.

- Identification was provided
- It was stated that the structure could go on to the Record of Protected Structures – however, it was stressed that the presence of the recorders did not mean that the structure would definitely be included in the final RPS
- With their permission a written and photographic survey of the exterior of the building and its attendant grounds was conducted
- The owners/occupiers of the buildings were, for the most part, welcoming.

1.7.3 Compilation

- The information from the survey was typed into a digitised version of the on-site recording notes in Microsoft Word.
- A representative number of photographs were included in the form of bitmaps, and also entered into Microsoft Word.
- The original photographs in JPEG format were placed into files, marked by the building name and associated with the digitised inventory and photographic record documents.
- The 1911 Ordnance Survey maps as provided in TIFF format at 400ppi were reduced in size to 200ppi and converted to JPEG format. Each site was marked in red (without curtilage) and identified by site number.
- The curtilage of each site could not be marked on the maps, as in most cases the owners of each structure could not be identified and the curtilage confirmed with them.
- Each building was assessed by its architectural merit, level of retention of original/early architectural features and any known historic, technical, social or scientific interest.

1.8   SLIGO RPS & THE NIAH

Sligo Co Council's proposed list of Protected Structures was put on public display from the 29 July to the 6 October 2004 during which time the NIAH was actually in the field recording the county survey. The NIAH Sligo Co Survey fieldwork which was conducted during the summer of 2004 has not yet been officially launched by the Minister at the time of writing this chapter (January 2006). As such, the NIAH Sligo Co Survey was not conducted in time to be of benefit to Sligo Co Council when it was revising its record of protected structures as part of the Draft Development Plan 2005-2011.

Due to the timetable of the NIAH being out of sync with the county development plan, Sligo Co Council had to pay a consultant to conduct an inventory of its historic/architectural building stock as detailed in this chapter, during the months of January, February and March, only a few months prior to the commencement of the NIAH Sligo Co Survey fieldwork[1]. This clearly illustrates the fact that local authorities are prepared to pay for inventories of the built heritage if those inventories are tailored to their own particular needs. It also clearly shows that the NIAH is not fully attuned to the needs of the end users (the planning authorities).

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[1] Heritage consultancy Services, a subsidiary of Dublin Civic Trust conducted this recording project

1.9 CONCLUSION

The rapid survey of Sligo's Architectural Heritage was never intended as a definitive inventory. Rather, it was conducted as a stop gap measure so that the architectural heritage of the county would have some level of protection afforded to it while the NIAH was conducting its preliminary survey. Co Sligo's RPS includes 253 structures from a wide range of categories: churches, schools, bath houses, train stations, courthouses and various dwelling types – from cottages and farm houses to country houses and even castles. In addition, there are several valuable one-off structures, such as public houses, a forge, a working farm, a watch tower, a pier, a boathouse and a coastguard station.

Following overleaf are six sample records from the Sligo Survey with images of each structure provided from the Sligo Local Authorities Calendar 2007[2]. The Calendar, within which these following images (images 1-6) are contained, was produced jointly by both Sligo Co Council and Sligo Town Council so as to raise awareness of the county's built heritage in all its differing forms and scale. It was hoped particularly to highlight the contribution of the simple vernacular houses which make up the villages and towns of the county. The sketches were drawn from the photographs which accompany the survey with the record of each structure chosen provided underneath the image in the calendar. This initiative has proved to be an ingenious method of increasing public awareness of Sligo's built heritage.

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[2] Sligo Co. Council, 'Sligo Local Authorities Calendar 2007, artwork by Annie West and design by Red Eye Design, Sligo, 2006

Sample record 1

Image 1 (above): A distinctive and finely detailed building, Quigley's is a rare example of a family owned business that was once commonplace. Built circa 1880, it is a detached four-bay two storey rendered public house and grocery, with a single-bay two-storey wing to the north which is slightly set back. Features of interest include a hipped slate roof with clay ridge tiles, painted smooth-rendered walling, square headed window openings with painted six-over-six timber sash windows and a shopfront fascia comprised of a painted moulded render. Painted timber fixed display windows with wrought iron sill guards flank the square-headed door opening. The building is of interest from an architectural and social perspective and is rated as being of regional significance.

Image 2 (above): Occupying a prominent corner site, and built circa 1870, Mullarkey's is a detached three-bay two storey rendered house, with a lower three-bay secondary building to the east. At a later date, circa 1910, a pub front was added to the main building. Interesting features include the retention of original windows with moulded render surrounds, the pitched slate roof with clay ridge tiles and the painted smooth-rendered ruled-and-lined walling, raised quoins and painted plinth. The simple pub front to the main building is distinctive and comprises a square painted timber display window, a square-headed door opening with painted timber double doors and a plain-glazed over light with applied licensing details. On a corner site near the River Moy, Mullarkey's is a fine example of a public house combined with living accommodation and makes a special contribution to Banada village. The building is of interest from an architectural and social perspective and is rated as being of regional significance.

Sample record 3

Image 3 (above): Built circa 1870, Lang's is an attached, five-bay two storey rendered public house and grocery with living accommodation above. It makes a positive contribution to the streetscape in which it stands and is a pleasing and well proportioned building. The painted smooth-rendered ruled-and-lined walling creates a strong presence in the streetscape. The contrasting door types, leading to the public and private parts of the building add greatly to the overall interest. The entrance to the restaurant is signalled by a centrally placed round-headed door opening, while the bar to the west is denoted by a square-headed door opening with an overlight centred between fixed painted timber windows with etched glass. Lang's is an excellent example of a shop type which was once central to the life of small villages in Ireland and continues to function as a public house, grocery, restaurant and undertakers.

Sample record 4

Image 4 (above): Built in 1870, Dwyer's is a terraced three-bay two-storey rendered house. It is a pleasing and well proportioned building, which illustrates typical early-twentieth century cement-based rendering. It makes a significant contribution to the streetscape of Ballymote. Interesting features include an integral carriage arch to the south, a central entrance to the main residence and shopfront to the north. Formerly in use as a butcher's shop, the tiling detail on the front façade which reads 'Victualler', together with the lovely carved timber shop front, renders this a building of great artistic interest. Dwyer's is an excellent example of a shop type which was once central to the life of small towns in Ireland.

Sample record 5

Image 5 (above): An attractive example of a late nineteenth-century house combined with licensed premises, built circa 1870. The end-of-terrace four-bay two-storey retains a pitched slate roof with clay ridge tiles and half-round cast-iron gutters and downpipe. The painted smooth-rendered ruled-and-lined walling, painted quoins and plinth create a strong and vibrant presence in the streetscape. The contrasting door types, leading to the public and private parts of the building, add greatly to the interest of the terrace. The private entrance is signalled by a round-headed door opening to the east with a plain-glazed light overhead and painted four panel timber door. The bar to the west is denoted by a square-headed door opening with an overlight carrying a painted licensing inscription.

Sample record 6

Image 6 (above): Leonard's has a strong presence in the streetscape of Tubbercurry and much of the original building fabric has been retained, adding greatly to the building's character. The detached six-bay three-storey rendered shop originally had a dwelling overhead and was built circa 1870. the upper floors retain their painted one-over-one timber sash windows. The detailed shopfront at ground floor level extends the full width of the building and adds considerably to the overall architectural quality of the façade. A round-headed door leads to the ground floor hall and retains a plain-glazed fanlight and a six panel painted timber door.

2. DALKEY ARCHITECTURAL CONSERVATION AREA (ACA) STUDY[1]

November 2004 – March 2005
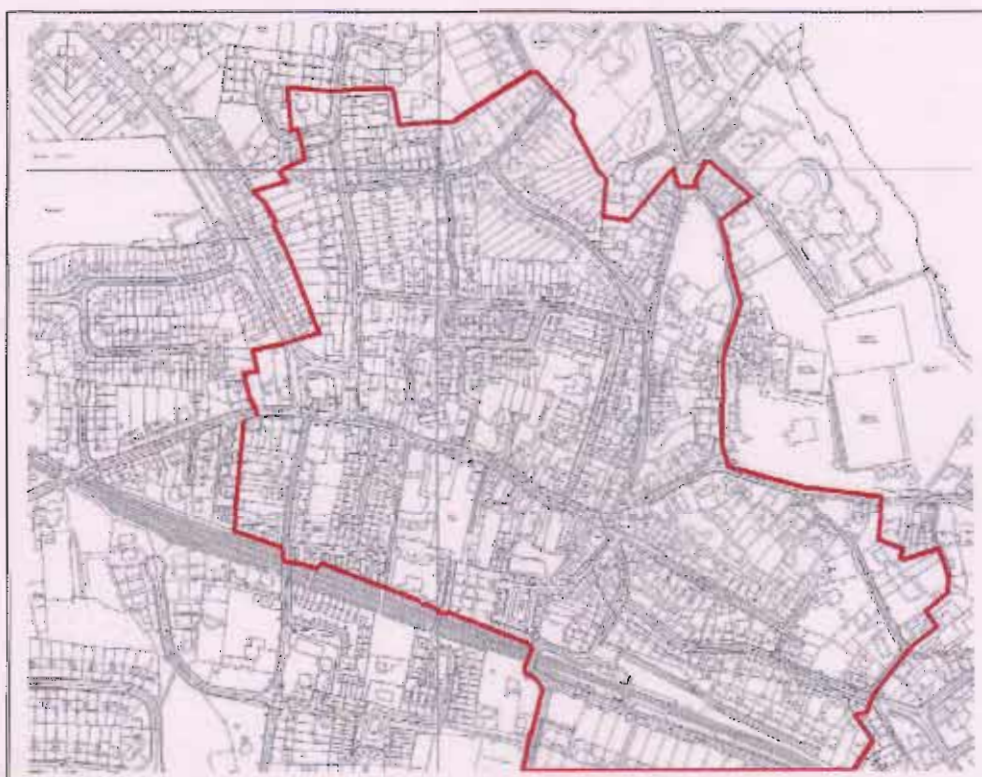
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[1] The author worked as part of a team of 3-4 architectural historians during the recording stage to this survey

BACKGROUND

An 'Architectural Conservation Area' (ACA), is a 'place, area or group of structures or townscape that is of special architectural, historical, archaeological, cultural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve.'[1]

The planning authority, by making provision in their development plan for the protection of these areas, can act as the temporal custodians of such places of cultural significance, recognising that they are finite resources that should also be managed in a sustainable fashion for the benefit of future generations. Architectural Conservation Area policies should be supported by, and consistent with, other policies of the development plan, especially those relating to zoning.

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[1] Department of the Environment Heritage & Local Government, 'Architectural Heritage Protection Guidelines for Planning Authorities, Chapter 3, Architectural Conservation Areas, Government of Ireland, 2004

2.1 INTRODUCTION

This chapter looks at the recording and inventorying of the historic area of Dalkey village, Co Dublin for the purpose of assessing the area's suitability for Architectural Conservation Area status. The evaluation and rating process for ACAs under consideration is analysed along with the methodological process of recording. The inventory form for the study is explained and illustrated with an outline of the recording process and the tools employed. In addition, a character appraisal of the area has been provided. The character appraisal of the area has been formulated as a result of the comprehensive architectural recording work that has taken place.

This study was carried out in coordination with Dun Laoghaire Rathdown Co Council during the period dating from November 2004 to March 2005. The architectural inventory work for this project was developed with the support and guidance of Derek Jago Senior County Architect, Majella Walsh Conservation Architect, Julie Craig Conservation Officer and Charles Duggan Acting Conservation Officer.

2.2   STUDY AREA

The proposed study area for the ACA was broadly defined by the local authority as the site of archaeological significance as defined in the Dun Laoghaire-Rathdown Development Plan 2004 – 2010.[2] The Dalkey ACA study area includes four existing Conservation Areas:

- Castle Street
- Ulverton Road
- St. Patrick's Road
- Carysfort Villas

It was decided that these four areas would form the basis of the Architectural Conservation Area. The ACA was extended northwards between the boundaries of Ulverton Road, Church Road and Harbour Road and to the south east of Castle Street taking in Rockfort Avenue and including all of Sorrento Road (fig 41). The study also undertook to look at the shoreline of Bullock and Coliemore Harbours, although outside the aforementioned boundaries.
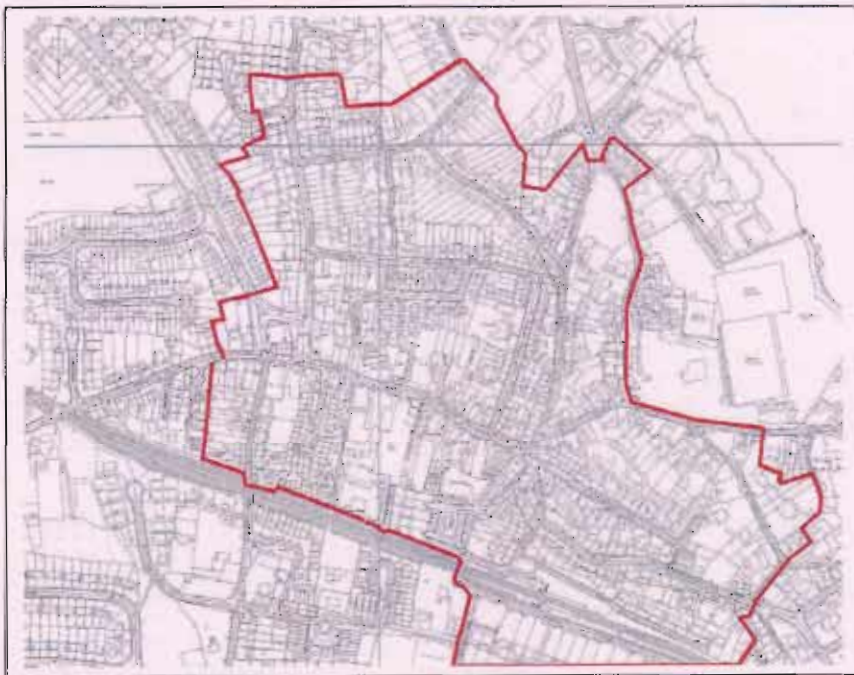
Fig 41: Boundary of proposed ACA

[2] Dun Laoghaire Rathdown County Council, 'Development Plan 2004-2010'
http://www.dlrcoco.ie/devplan03/w_stat/CHAP11/CHAPTER_.HTM, 2003

2.3   EVALUATION & RATING PROCESS FOR ACAs

The evaluation and rating process for the proposed Dalkey ACA follows the NIAH standards[3]. This chapter develops upon these standards to further describe the ACA designation process.

ACA Designation Process

The ACA designation process for Dalkey followed the draft guidelines as published by Dúchas (now Department of the Environment, Heritage & Local Government).[4]

These guidelines recommend an eleven-step approach to evaluating and rating an ACA under the provisions of the 2000 Local Government (Planning and Development) Act. These eleven steps are outlined as follows:

1. Preliminary identification of area, taking into account the boundaries of areas already protected under other legislation, and recommendations from interested parties

2. Identify character and boundaries precisely

3. Research history of the area, including maps, photographs and drawings, if appropriate

4. Inventory of all structures in the area

5. Write statement of the character of the area and assessment of its significance

6. Write development objectives for the area

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[3] The NIAH standards refer to the system used to place individual structures into categories e.g. architectural, social, historical etc. The NIAH evaluation and rating process is explained in sub-section 2.1.3.

[4] Department of the Environment Heritage & Local Government, 'Architectural Heritage Protection Guidelines for Planning Authorities, Chapter 3, Architectural Conservation Areas, Government of Ireland, 2004

7. Compile report and information booklet regarding exempted development and development control to protect the area's character

8. Consult special interest groups, residents and area planners prior to finalising the plan

9. Publicly display variation of development plan and inform owners and occupants in the area

10. Planning authority modification or formal adoption of development plan

11. Publicise final decision of planning authority

Points 1 - 5 can be described as the 'knowledge acquisition' stage or the 'recording' stage to the study. The information gathered at this stage allows for the accurate and informative development of proper planning and development objectives (point 6) for the area, which adhere to ACA principles. Points 7 – 11 are the primary concern of the planning authority involved (Dun Laoghaire Rathdown Co Council) and relate mainly to public notification, public participation and the ratification of the plan.

2.4   METHODOLOGY FOR BASELINE STUDY

The baseline study for the Dalkey project was carried out so as to gain a full understanding of the street pattern and layout of the area, the building typologies, the building hierarchy and the socio-economics of the area. This historical research has been limited to the study of publications, historical maps and archaeological data relative to the area in question.

Desktop Study

The desktop study consisted of an historical assessment of the area. This assessment explores the different historical periods which have formed Dalkey from the early settlements right up to the 20th century. A number of local historical publications were consulted to aid this study.[5]

Consultation with Historic Maps

The early Ordnance Survey maps (1837-1869), and the maps which accompany the Griffith Evaluation (1848-1862), were extensively examined so as to determine the historical development patterns of the village and surrounds.

Archaeological Significance

The medieval section of Castle Street containing the Castles and the Church of St Begnet is the main area of archaeological significance in the proposed ACA. The Urban Survey of Dalkey[6] highlights this area of archaeological potential, south of Castle Street and another area to the north. In addition, some medieval

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[5] Smith Charles, 'Dalkey, Society & Economy in a small medieval Irish Town, Blackrock, Co Dublin, Irish Academic Press, 1996

- Kennedy Gerard Conan, 'Guide to the historic town of Dalkey', Killala, Morrigan, 1996

- Irish Varieties, ' Victorian view of the histories of Dalkey, Kingstown, Killiney & Bray, Dublin, Exchange Bookshop, 1987

- Kinlay Ken, 'Blackrock, Dun Laoghaire & Dalkey, along the coast from Booterstown to Killiney, Donaghdee, Cottage Publications, 2003

- Latham Harry, 'Walk in Dalkey', Dalkey, Latham's, 1983

[6] Urban Archaeology Survey, Dalkey Archaeological Zone Map, Office of Public Works, Dublin, 1988

documentation of houses in Dalkey survives, which gives a clear image of a built-up settlement[7].

[7] Christ Church Deeds 1566, 'Dalkey in the Twelfth and Thirteenth Centuries' Four Courts Press, November 2000

2.5   INVENTORY FORM

An architectural inventory (fig 42) of all structures in the area (be they of a high architectural/ historical quality or not) was carried out so that a comprehensive understanding of the area could be achieved. This 'warts and all' approach was adopted so that the unsuitable built fabric could be highlighted as well as the suitable. All structures were isolated within the context of the inventory form so that they may be judged on their own merits regardless of the location in which they sit.

The inventory form consists of a photographic inventory with accompanying text. In some cases a terrace or group of similar buildings was recorded as a single entity due to their uniformity. As stated previously[8], the Dalkey Architectural Inventory has followed the NIAH system for rating and evaluating structures.

The Inventory typically records the overall composition of a building and notes the typical use of materials in the construction of walls, roof coverings as well as doors and windows. The treatment of boundaries and gates has also been recorded as these features form an important part of the character of an ACA.   Outline conservation recommendations were also provided for each building where appropriate.

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[8] Sub-section 2.2.3
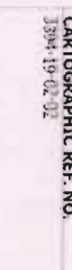
NAME & ADDRESS	RPS REF.	COMPOSITION	CONSERVATION RECOMMENDATIONS	PHOTOGRAPHS	SITE MAP
St. Michael's, Ardeevin Road (former address: Cunningham Terrace)	N/A	Detached pair of two three-bay, two-storey over raised basement houses, c.1860, with terraced basement area in front of the houses. Hipped roof; natural slate tiles; terracotta ridge tiles; red brick chimneystacks to centre front and rear, and two to each side elevation; brick coping; modern pots. Random rubble granite walls (some modern repointing has been carried out to first floor façade); rendered side elevation; granite stringcourse between ground and first floor; substantial granite plinth; red brick brackets at cornice level. Square-headed window openings; decorative block-and-dart like brick surrounds; granite sills; original two-over-two timber sash windows; original cylinder glass. Round-arched door opening; brick surround; lower brick surround containing square-headed timber doorcase with entablature and fanlight; timber panelled door with central fillet (more than likely original); flight of granite steps from ground level to entrance level; decorative (original) cast-iron railing. Set back from the road, opening onto large common front garden area with circular tarmac drive, bounded by original granite wall and gate piers having marble decorative panels; original decorative cast-iron gates.	Ongoing maintenance in line with DOE guidelines. Retain and maintain roof profile. Retain and maintain natural slate roof tiles and red brick brackets to cornice. Retain façade composition. Retain and maintain granite façade and decorative brickwork. Retain and maintain original timber windows and glass and sash windows. Retain and maintain doors. Retain and maintain granite boundary walls and gate piers and flight of granite steps to entrance level. Retain and maintain cast-iron railings and gates.	House to east. House to west. Marble band to wall	
					CARTOGRAPHIC REF. NO. 3394-19-02-01

IMPORTANCE VALUES	RATING				
	Local				

CURRENT USE
Residential

Architectural/Artistic/ Technical

NAME & ADDRESS	RPS REF.	COMPOSITION	CONSERVATION RECOMMENDATIONS	PHOTOGRAPHS	SITE MAP
Ard na Greine	N/A	Detached three-bay, two-storey house, c.1860, with single-storey projection to west (a later addition) containing front entrance. Single-span, double-pitched roof; part slate, part fibre cement roof tiles?; red brick chimneystacks to front and rear; brick coping; terracotta pots. Half-pebble-dash, half-rendered walls; part of ground floor covered in creeping foliage; plat band and stringcourse between ground and first floor. Square-headed window openings to first floor; ogival timber sash windows; flat-roofed bay window to ground floor; decorative timber casements with cornice and brackets and leaded toplights; lancet shaped openings to ground floor (west), possibly where original entrance bay was (evidence of more recent pebble-dash here); timber casements. Square-headed door opening to extension to west; timber panelled door (possibly not original); flight of granite steps from ground level to entrance level. Set back from the road opening onto mature gardens; tarmac drive; bounded by rubble stone walls; rendered gate piers with granite coping.	Ongoing maintenance in line with DOE guidelines. Retain and maintain roof profile. Retain façade composition. Retain and maintain pebble-dash and rendered façade. Retain and maintain original timber sash windows, bay window and lancet windows. Consider reinstating natural slate to part roof with fibre cement roof tiles	Ard na Greine	
					CARTOGRAPHIC REF. NO. 3394-19-02-02

IMPORTANCE VALUES	RATING				
	Local				

CURRENT USE
Residential

Architectural/Artistic

Fig 42: Sample of Dalkey Architectural Inventory form.

2.6   RECORDING TOOLS

The recording tools as used for the Dalkey ACA study were similar to the tools used for the Sligo RPS study[9]. The on-site tool for the Dalkey study consisted of the Olympus Camedia c-765 Ultra Zoom Digital Camera, which allowed for high quality photographs to be instantly transferred from the camera to the computer. The off-site tools included the photograph manipulation program Jasc Paint Shop Pro 8 and the Geographical Information System (GIS) Mapinfo Professional 7.5, which allow for recorded data to be transferred to a digital mapping resource. It was also decided to analyse aerial photography of the Dalkey area so as to fully understand the historical development and operational dynamics of the village.

Aerial Photography

Unlike maps, no matter how detailed and accurate, aerial photography reveals the landscape as it exists in nature. All buildings, roads and urban areas are depicted as they were at the time of photography. Physical features, such as building type and distribution, street widths and landscaped areas, etc. are shown with a detail that no map can depict. Aerial photography is, therefore, extremely useful for the study of urban areas as it affords the user an historical perspective of the development of that area.[10]

The following example of the aerial photograph (fig 43) centred on the Castle Street area of Dalkey and the accompanying Ordnance Survey 1:1250 Map illustrates the contrast in detail between aerial photography and detailed OS maps. There are many important details which can be extracted from the photograph which are not visible on the map. Some of the advantages of the aerial photograph as an analytical tool compared to the OS Map include:

- The photograph provides 'total' information as to the makeup of the area
- The photograph is an excellent traffic management tool
- Land-uses for the area can be broadly made out from the photo and

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[9] These tools are explained in sub-section 2.1.6
[10] UC Berkeley, "Aerial Photography & Satellite Imagery"
http://www.lib.berkeley.edu/EART/aerial.html, California, USA, 2006

131

- Building types can be assessed from the photo
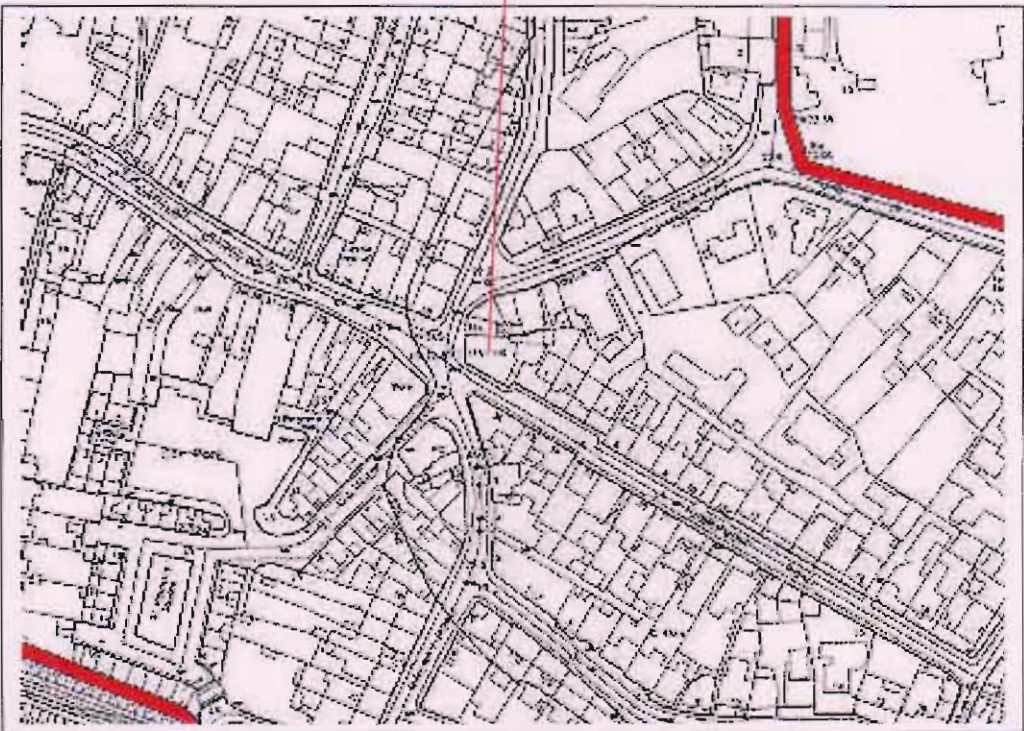
Fig 43: Contrast between aerial photography and map

2.7   RECORDING PROCESS

There was a three-tiered approach to the on-site recording of the streets and structures in the proposed Dalkey ACA. The recorders first took cognisance of the primary streets followed by the secondary streets before a full inventory of all structures was carried out.

Primary Streets

The assessment of all streets in the Dalkey area began with the identification of all the arteries or primary streets in the area. Six streets were chosen due to their high commercial, social, residential or transportation function. The six primary streets of Dalkey (see fig 41 – map of proposed ACA) were determined as:

- Castle Street
- Railway Road
- Sorrento Road
- St Patrick's Road
- Ulverton Road
- Coliemore Road

A composition of each street was provided with the following features also assessed:

- Views and vista's
- Open spaces
- Building typologies
- Traffic flows and controls
- Parking
- Paving
- Street furniture
- Signage
- Conservation issues and threats

Fig 44: Primary Streets

Castle Street

Railway Road

Sorrento Road

St Patrick's Road

Ulverton Road

Coliemore Road

Secondary Streets

The secondary streets were assessed in less detail than the primary thoroughfares. A general description of each street entailed an analysis of the predominant building types, the traffic flow, any distinctive street characteristics etc. The following streets were classed as secondary streets:

- Church Road
- Carysfort Road
- Carysfort Drive
- Carysfort Villas
- Corrig Road
- Dalkey Avenue
- Tubbermore Avenue/ Road
- Leslie Avenue
- White's Vilas
- St Patrick's Avenue & Square
- Rockfort Avenue

Individual Structures

Each structure located in the proposed Dalkey ACA area was recorded with the aid of the inventory form[11]. Following is an explanation of the various fields and expressions contained within this inventory form:

The term N/A is used in an interchangeable manner as either not applicable or not available

Building Number

A building number is given where available, but in many cases it has not been possible to trace the street number of a building or structure.

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[11] As Illustrated in Sub-Charter 2.5

Street Name

This is the current name of the street or road on which the building or structure is located.

Town

This is the town or village in which the building or structure is located.

Protected Structure Status

The protected status of the building or structure is indicated in a Yes/No field. The List number of the building is also indicated as either List 1 or List 2.

Rating

This is the architectural assessment of the building or structure as determined by the recorder[12].

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[12] The rating system follows the standard NIAH rating system as described in sub-section 2.1.3.

2.8   CONCLUSION

An architectural inventory of Dalkey village and surrounds was carried out so as to assess the area's appropriateness for Architectural Conservation Area (ACA) designation. The necessity for the study centres on the belief that a certain level of knowledge and appreciation for the area should first be achieved in order to formulate successful and appropriate planning policy. An architectural inventory of all structures in the area, be they of a high architectural significance or otherwise, was considered to be the most appropriate mechanism for raising awareness of the built heritage of Dalkey among the policy makers governing the planning and development of the area.

3. RECORDING OF HISTORIC STRUCTURES FOR PLANNING APPLICATIONS[1]

APRIL 2004 – DECEMBER 2005

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[1] The author worked as part of a team of 3-4 architectural historians during the recording stage to this survey

BACKGROUND

The first step involved in the recording of an historic structure centres on the investigation of all the research resources available to any individual or group who may be considering the initiation of planning procedures. The various research resources available are chronicled with case studies provided for the recording of a 'Place of Public Worship', the recording of a Victorian commercial structure for the purpose of a 'Section 57 Declaration' and the recording of a former hotel complex for an 'Architectural Heritage Impact Assessment'.

3.1 INTRODUCTION

This study was carried out in coordination with a number of project management and architectural practices during the period dating from April 2004 to December 2005. Consultation with the planning and conservation staff of Dublin City Council (No 71 Grafton Street), Dun Laoghaire Rathdown Co Council (Crinken Church of Ireland Shanganagh) and Kildare Co Council (former Leinster Arms Hotel Athy) was also initiated over the period of the study.

3.2 RECORD RESEARCH SOURCES

The first step in the recording of an historic structure is to research its history. There are a number of key repositories and research resources available to any individual interested in carrying out such essential research. Such research repositories continuously prove to be an invaluable resource for unearthing valuable records, which quite often have an immense bearing on how an historic structure is perceived.

The National Inventory of Architectural Heritage

The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from 1700 to the present day, in a systematic and consistent manner. Its main functions are to:

- Provide a source of guidance for the selection of structures for protection
- Supply data to local authorities, which helps them to make informed judgments on the significance of building stock in their functional area
- Foster greater knowledge and appreciation of Ireland's architectural heritage.

The NIAH's website provides a search mechanism whereby the user may view a very general description of all structures identified by the NIAH within each of the surveyed counties which it considers to be of significance.[1]

The Irish Architectural Archive

The Irish Architectural Archive has the largest body of historic architectural records in Ireland with some 80,000 drawings, 300,000 photographs and 11,000 books and other printed matter relating to the country's architectural heritage.[2]

The Glucksman Map Library, Trinity College Dublin

The map library in Trinity College holds copies of all Ordnance Survey maps for Ireland, both historic and current as well as some earlier maps. Such historic maps

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[1] National Inventory of Architectural heritage, 'Buildings of Ireland', http://www.buildingsofireland.ie/niah/welcome.jsp, 2006
[2] Irish Architectural Archive, 'Homepage', http://www.iarc.ie/index.shtml, 2006

can prove an excellent resource in the research of historic structures. Not only do historic maps provide the user with an accurate dating mechanism for their structure they also accurately illustrate the historic development of the structure.

The Ordnance Survey was originally established in Ireland in 1824 with the Survey establishing its headquarters in the Phoenix Park Dublin. The 1st edition of the resultant 6-Inch maps was published between 1833 and 1846 and was then revised on a county-by-county basis. In 1864, social and political considerations prompted the mapping of Dublin on a 25-Inch (1:2500) scale with mapping of the rest of the country, at the same scale, approved in 1887. Between 1857 and 1908, maps of Irish towns on a scale of 5 feet and 10 feet to 1 mile were published to supply local authorities with large-scale maps under the provisions of the Towns Improvement Clauses Act (1854). Dublin was an exception; maps for the city on a scale of 5-feet to one mile were published earlier, between 1840 and 1847.[1]

The Registry of Deeds

Another useful source of information on any historic property is the Registry of Deeds, housed in the King's Inns building. This building can be accessed through the historic Henrietta Street from Bolton Street Dublin. There are two avenues with which it is possible to trace the history of a structure: (i) through the names of previous owners of the property as listed on your deeds, (ii) by researching the name of the townland and/or street address of the property.[2]

National Library of Ireland

The National Library of Ireland contains the most comprehensive collection of published books, photographs, journals, newspapers and maps in the state. One very useful periodical, of which the National Library has a complete set, is the Dublin Builder, launched in 1859. It became the Irish Builder in the 1860s and from the 1950s was known as the Irish Builder and Engineer. This publication, in its various forms, is an invaluable resource, with lists of new and planned developments provided with the details of the architects and developers included. The National

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[1] The National Library of Ireland, 'Map Collections', http://www.nli.ie/co_maps.htm#History, 2006
[2] The Irish Times, 'Registry of Deeds', http://scripts.ireland.com/ancestor/browse/records/deeds/, 2006

Library also comprises a Photographic Archive and a Manuscript Department, both of which are located in different buildings to the main library.[1]

National Archives of Ireland

The National Archives of Ireland contains many documents that may help illuminate the history of any historic structure under investigation. Of particular note are the census records, which provide detailed census data for the Irish population taken every 10 years from 1821 until 1911. Unfortunately no complete set of census returns survive for the period before 1901 as all the census reports from 1821 up until 1861 were destroyed in the Four Courts bombardment of 1922, while the census reports for 1861, 1871, 1881 and 1891 were destroyed by the government of the day for reasons of confidentiality.

The 1901 and 1911 census reports of Ireland are the earliest complete census records to survive for all Ireland, with manuscript returns for each household in all thirty-two counties. The returns are arranged by townland or, in urban areas, by street. The returns for each townland or street were completed by the head of each household, giving the names of all people in that household on census night and their age, occupation, religion and country of birth.

The National Archives holds two other useful sources that may yield information on a period property, namely the Tithe Applotment books and the Primary Valuation (also known as Griffith's Valuation).

The Tithe Applotment books were compiled between 1823 and 1837 in order to determine the amount that occupiers of agricultural holdings should pay in tithes to the Church of Ireland. There are manuscript books for almost every parish on the island, giving the names of occupiers, the amount of land held, and the sums to be paid in tithes.

The Primary Valuation/Griffith's Valuation was conducted between 1847 and 1864 and provides a printed valuation book for each barony or poor law union, showing the names of occupiers of land and buildings, the names of persons from whom these were leased and the amount and value of the property held.[2]

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[1] The National library of Ireland, 'Homepage', http://www.nli.ie, 2006
[2] National Archive of Ireland, 'homepage', http://www.nationalarchives.ie, 2006

Dublin City Library and Archive

The Dublin City Library and Archive is another significance research depository. Some highlights of the collection include the papers of the Wide Street Commission, 1757-1849 and the townships/urban district council's records for Rathmines and Rathgar, 1847-1930, Pembroke, 1863-1930 and Howth, 1918-40.

A further excellent resource located in the Dublin City Archive is the Thom's Street Directories. By consulting the Thom's Street Directories it is possible to deduce the approximate date of the historic structure you are researching by the year of its initial inclusion in the directory.

3.3   ARCHITECTURAL HERITAGE PROTECTION GUIDELINES

The recently released 'Architectural Heritage Protection Guidelines for planning authorities'[1] provides detailed guidance on the legislative and administrative provisions contained within Part IV[2] of the Planning & Development Act 2000. In addition to detailed guidelines provided to planning authorities on 'record of protected structures'[3] and on 'architectural conservation areas (ACAs)'[4], the document also provides detailed guidance to planning authorities on 'declarations', 'places of public worship' and 'development control[5]'.
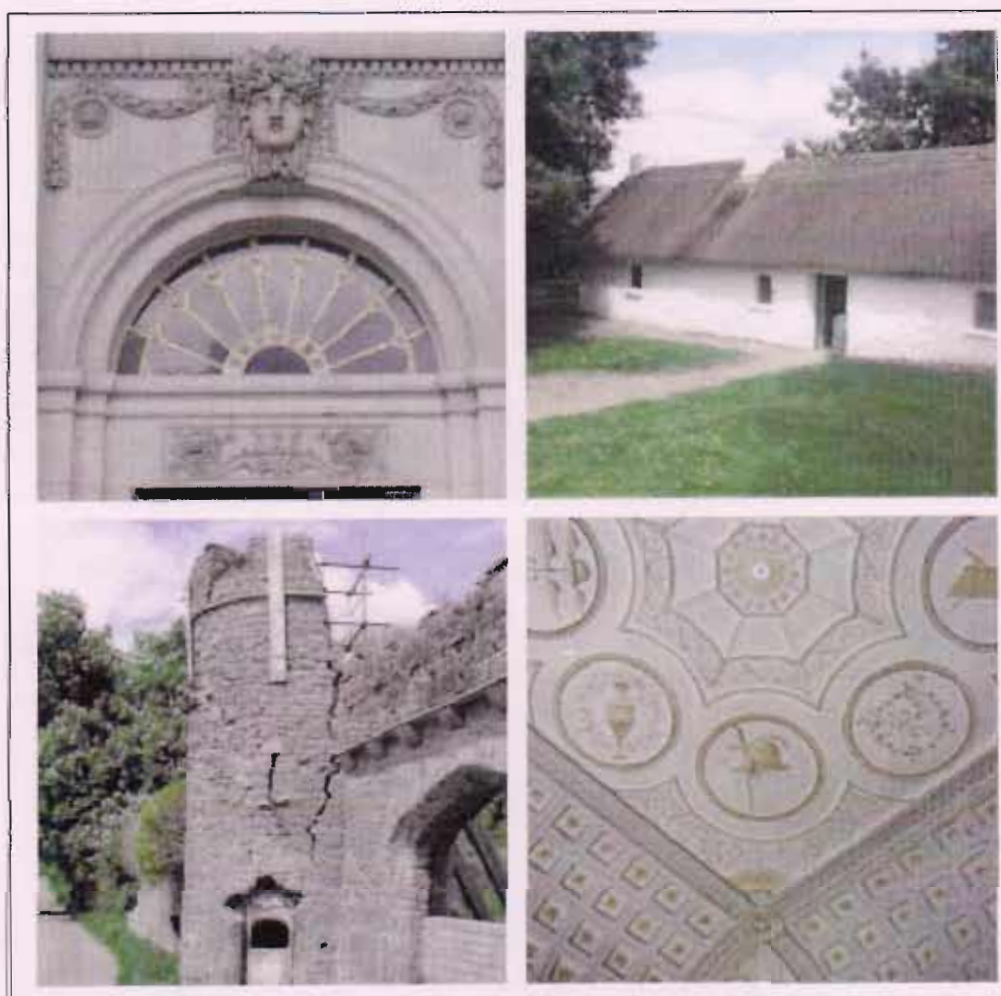
Fig 45: The photographic display from the front cover of the Architectural Heritage Protection Guidelines

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[1] Department of the Environment, Heritage & Local Government, 'Architectural Heritage Protection Guidelines for Planning Authorities', Government Publications, Molesworth Street, Dublin, 2005
[2] Relating to Architectural Heritage
[3] As described in Section 1 Chapter 1 to this Thesis
[4] As described in Section 1 Chapter 2 to this Thesis
[5] 'Architectural Heritage Impact Assessments' are examined in detail in sub-section 3.3.3

3.3.1 Section 57 Declarations

Section 57 of the Planning & Development Act 2000 allows the owner or occupier of a Protected Structure to make a written request to the planning authority to provide a written declaration as to what works it feels would or would not materially affect the character of the Protected Structure[1]. Section 57 does not apply to structures located in an ACA and proposed Protected Structures.

Declarations are fundamentally used as a formal advice mechanism for the owner or occupier of a protected structure to gain clarification, advice and reassurance from the planning authority concerned that their proposed works fall within the remit of the planning laws. Section 57 declarations should not be confused with Section 5 declarations under the same Act. The Section 5 Declaration applies to all structures not just Protected Structures and is more beneficial when the owner/occupier has specific plans drawn up and is querying which sections of the plans do and do not require planning permission.

When a Section 57 Declaration is sought by the owner/occupier of a protected structure the planning authority has a legal obligation to visit the structure and provide this Declaration within 12 weeks of having received the application. In order to process this application, the planning authority request that the owner/occupier provide all information necessary for which the planning authority may need to provide an accurate Declaration[2]. The planning authority also requires full access to the structure when recording its internal and external fabric.

Request to Exempt Urgent Works or Enabling Works

Section 59 (notice to require works against endangerment) and Section 60 (notice to require the restoration of character) can be invoked by a planning authority if, upon request, it feels a protected structure, or any element of a protected structure, is in danger through neglect or damage.

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[1] Department of the Environment, Heritage & Local Government, 'Declaration' Section 57, Planning & Development Act 2000, Government Publications, Molesworth Street, Dublin, 2000

[2] Any historical deeds, maps, photographs etc.

Declaration Recording Form (fig 46)

The following minimum information should be included in a declaration:

a) Name of applicant for the declaration

b) Applicant's status in relation to the structure

c) Date of request for the declaration

d) Date of inspection by the planning authority's appointed inspector

e) Date of issue of the declaration

f) Unique identity number of the protected structure from the RPS

g) Location of the structure, for example, using National Grid co-ordinates

h) Address of the structure

i) Protection status of the structure under the Planning and Development Act 2000 and under the National Monuments Acts 1930 – 2004 (if any)

j) A brief description of the protected structure

k) If the structure has been recorded by the National Inventory of Architectural Heritage, its NIAH registration number

l) A list of works, which would materially affect the character of the structure and as a result require planning permission

m) A list of works, which would not materially affect the character of the structure.[1]

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[1] Department of the Environment, Heritage & Local Government, 'Architectural Heritage Protection Guidelines for Planning Authorities, Section 4.61 The Declaration Form', Government Publications, Molesworth Street, Dublin, 2005

SECTION 57 DECLARATION FOR NO 71 GRAFTON STREET DUBLIN 2

Fig 46: Sample Declaration recording form

3.3.2 Places of Public Worship

Places of Public Worship have a very special social, historical and architectural value within the context of this country. Church buildings can be described as being of huge spiritual significance to the community in which they reside. Likewise, the physical built fabric of the structure can be described as being of great significance to our built heritage. The recording of a church building should take cognisance of not only the built structure but of all other associated works of architecture, painting and sculpture, as well as fittings and liturgical furnishings associated with the building.

'Church buildings of various denominations constitute a substantial part of our architectural heritage and cultural patrimony. Places of public worship are often the finest and most prominent buildings in their locality and, because of their particular architectural, historical and social interest, proposals to alter such buildings will require careful consideration by the planning authority.'[1]

Architectural Heritage Protection Guidelines

The Architectural Heritage Protection Guidelines for Places of Public Worship provide guidelines and recommendations to planning authority staff who may be dealing with a planning application for a church structure. Specific recommendations are provided by the Guidelines on the following topics:

- Respecting Liturgical Requirements
- Consultations with Churches and Religious Authorities
- Redundant Church Structures

Respecting Liturgical Requirements

The Guidelines recommend that the various church authorities be afforded the flexibility to rearrange the various features within their internal setting. This allows these Church authorities to adapt their place of public worship for use in various capacities within the remit of the planning laws.

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[1] Department of the Environment, Heritage & Local Government, 'Architectural Heritage Protection for Places of Public Worship', Government Publications, Molesworth Street, Dublin, November 2003

'When considering a Declaration relating to a Protected Structure that is regularly used as a place of public worship or an application for planning permission for development to the interior of a protected structure that is regularly used as a place of public worship, the legislation provides that the planning authority shall respect liturgical requirements.'

The basic considerations, which should be considered by the planning authority when assessing a planning application for a place of public worship should centre on whether the alterations are necessitated by the liturgical requirements of worship.

The planning authority is required by the Guidelines to look favourably upon an application, which seeks to facilitate a religious use continuing in a place of worship. In addition, the planning authority is obliged to consider whether the proposed works are directed at accommodating other compatible activities within the building or its curtilage. Such an application would ensure the continued viability of the structure in a community use, primarily as a place of public worship, and should therefore be considered favourably.

Consultation with Churches & Religious Authorities

The aim of the 'Architectural Heritage Protection Guidelines for Places of Public Worship' is to ensure that the appropriate balance is struck between the protection of the architectural heritage, and the need for continued use of the protected structure as a place of public worship. In order to achieve this aim the Guidelines strongly recommend early consultation between the planning authority and the relevant church authority. In light of this, each of the different religious authorities have agreed to establish their own consultation bodies so as to mediate with the various planning authorities in matters relating to the planning and development of their building stock.

Redundant Church Structures

The guidelines ensure that applications by any religious denomination applying for a 'change of use' for a church structure be treated sympathetically so long as the new

use is consistent with that order's own mission. Likewise, applications by other religious institutions to take on such structures will also be assessed favourably.

However, there may be a number of problems if it is decided to sell a Church structure to any group/individual who may wish to accommodate an altogether different use for the structure. This may pose problems for the conservation of the structure and its interior, especially where substantial works are proposed to accommodate the new use. The guidelines ensure that spatial rearrangement, conservation and removal of certain internal fixtures to accommodate a new use for the structure should follow best conservation practice with objects only to be removed if necessary and returned to the religious authority concerned or donated to a museum etc.

3.3.3 Architectural Heritage Impact Assessments

Planning authorities often request an applicant who is proposing works to a protected structure to include an 'Architectural Heritage Impact Assessment' of the proposed works as part of their application. This assessment is requested so as to provide sufficient information for the planning authority to make an informed decision on whether the proposed development will have a positive/negative impact on the protected structure.

The following information should be included in an Architectural Heritage Impact Assessment for an historic structure:

Protection Status

The legal protection status of the structure should be provided i.e. Record of Protected Structures, Architectural Conservation Area, Recorded Monument, Zone of Archaeological Potential.

Historical Appraisal

The historical appraisal should provide an analysis of the age of the existing fabric with an explanation of the different building stages presented chronologically. The appraisal should refer to the local, social and historical connections of the structure with emphasis on the evidence available in the physical fabric of the building and its surroundings. As well as an examination of the physical fabric of the structure, the appraisal should also be based on any available historic deeds, literature and maps available.

Written Record

The structure should be recorded using NIAH standards and assessed on an element-by-element basis covering where relevant the following:

- External Features - roof, walls, doors, windows
- Internal Features - staircases, doors, windows, other joinery, walls, floors, ceilings pieces, structure and mechanical systems

- Site features - including subsidiary buildings, landscape features, follies and boundary treatments.

Photographic Survey

A comprehensive good quality photographic survey with explanatory captions cross referenced to the architect's survey plans/ elevations and cross sections should be provided. The photographic survey should include exteriors, interiors and detailed photographs of architectural and historical features of merit.

Impact Assessment

An impact assessment of the proposed works on the structure should also be provided. The aim of an impact assessment would be to illustrate how the character of the historic structure would be altered, positively or otherwise, by the proposal. The assessment should contain an evaluation of the quality and importance of the structure under investigation. It should also contain a comprehensive assessment of the implications of the development for the character of the structure and the area in which it is located.

3.4   RECORDING OF HISTORIC STRUCTURES

This section of the chapter illustrates the recording of historic structures for individual planning applications with the use of case studies. The three case studies analysed involve the recording of a structure in preparation for a 'Section 57 Declaration', the recording of a 'Place of Public Worship' and the recording of a former hotel complex where an 'Architectural Heritage Impact Assessment' was requested by the planning authority.

3.4.1 Section 57 Declaration

The following case study details the Section 57 Declaration as prepared for No 71 Grafton Street (fig 47) as part of a planning proposal for the structure.

Fig 47: Front and side elevation views of the structure

Proposed Development

The planning proposal for No 71 Grafton Street concentrated solely on the redesign of the shop area to suit a new retail use. The proposal allows for the cleaning of the shopfront to both the Harry Street and to the Grafton Street sides. The proposal also allowed for the insertion of a clear glass double doorway to the canted bay section to

the corner of the structure. As part of this intervention the current door opening on Grafton Street was to be removed and replaced with the same panelled detail as to the rest of the shopfront.

New signage was to be introduced to the display area to the head of the shopfront and to the central display windows between the top and bottom panels. The font and size of this proposed lettering was similar to what exists currently.

It was suggested by the applicant that all changes proposed were cosmetic and would not harm the architectural/ historic integrity of the premises. To substantiate this claim the owner of the structure requested a section 57 Declaration from the planning authority.

Historical Appraisal

A historical appraisal of the structure was carried out as part of the declaration process. This appraisal takes a brief look at the historical development of Grafton Street/ Harry Street before detailing the various occupants of No 71. The historical information contained within the appraisal includes:

- General photos of Grafton Street dating from between 1930-50 (figs 48 & 49)
- An illustration of the structure from Henry Shaw's Pictorial Guide of Dublin 1850 (fig 50)
- Rocque's Map of Dublin 1756 highlighting the footprint of the structure, which previously existed to the site of No 71 (fig 51)
- OS Map of Dublin 1847 highlighting the footprint of the structure, which previously existed to the site of No 71 (fig 52)
- OS Map of Dublin 1936 highlighting the footprint of the existing structure and (fig 53)
- The Thom's Dublin Street Directory record for the structure (fig 54)
- An early 20th century advertisement for Slyne & Co who were most likely the original occupants of the redesigned structure c.1890 (fig 55).
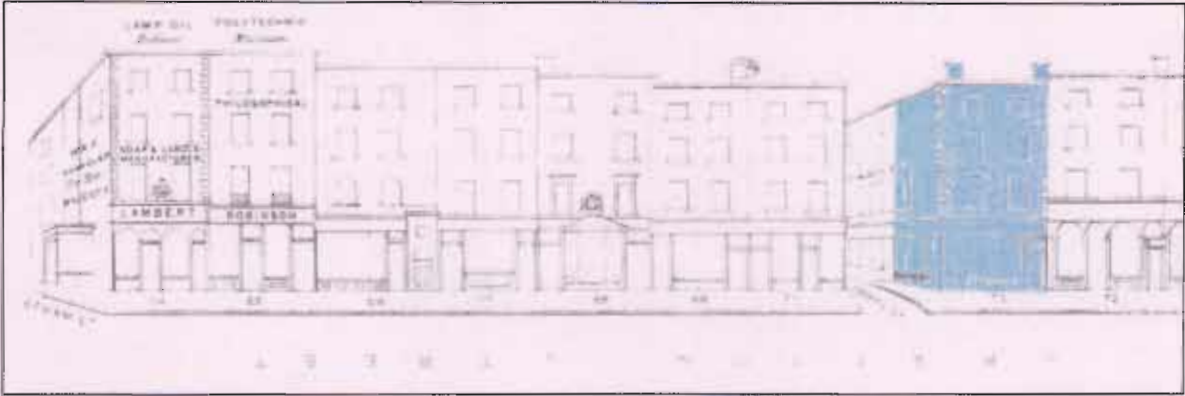
Fig 51: Extract from 1756 Map of Dublin with the structure formerly located to the site of the present No 71 Grafton Street highlighted[3]

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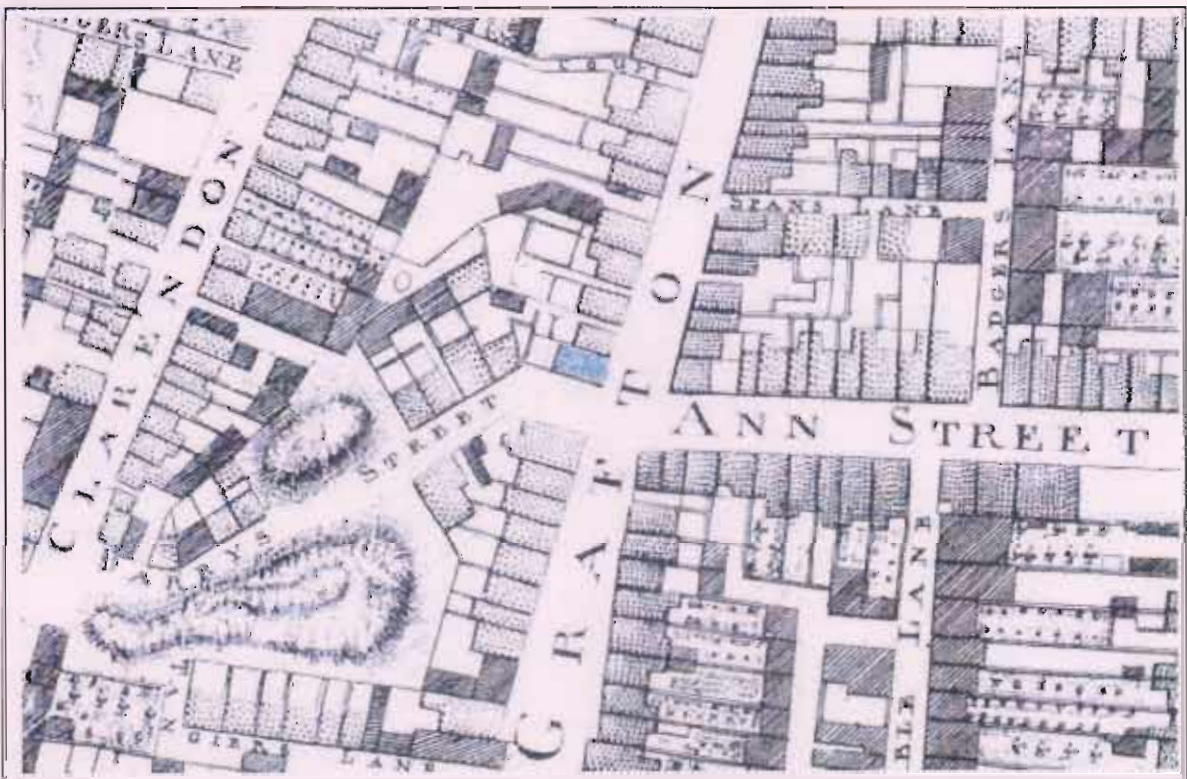
[1] The structure formerly located to the site of the present No 71 is highlighted

[2] Shaw Henry 'Dublin Pictorial Guide & Directory', Gluckman Map Library, Trinity College Dublin, 1850

[3] Rocque John, 'Map of Dublin', Glucksman Map Library, Trinity College, Dublin, 1756
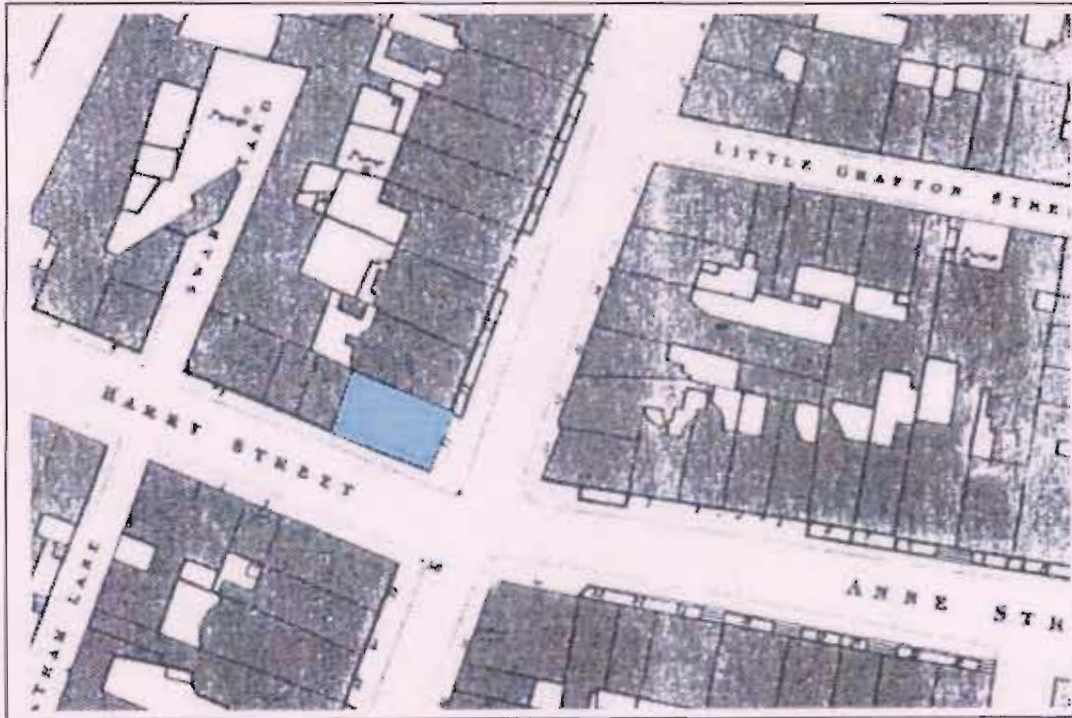
Dublin, 1847
[2] Ordnance Survey Ireland, 'Fourth Edition 6 Inch Map', Glucksman Map Library, Trinity College, Dublin, 1936

Year	NAMES OF OCCUPANT
2005	Suits You Menswear
1995	Dunkin Donuts Restaurant & Café
1985	Lee Flynn Ladieswear
1975	Raphael Footwear Gael-linn
1965	Slynn & Co Ltd Ladies Outfitters & Milliners
1955	Slynn & Co Ltd costumiers, milliners & furries
1945	Slynn & Co Ltd costumiers, milliners & furries
1935	Slynn & Co Ltd costumiers, milliners & furries
1925	Slynn & Co Ltd Drapers
1915	Slynn & Co Ltd Drapers
1905	Slynn & Co Ltd Drapers
1890 - 1895	Slyne, Wm & Co Drapers
1885	Watson S & Co American Novelty Store North, Thomas Photographist Moore Mrs W.G Dress Mantle
1875	McDowell Bros Watchmakers, Jewellers & Gold & Silver Smiths North Thomas Photographist Weir Miss JE Dress & Mantle Warerooms
1865	Roger, Baker & Co tailors and drapers & Military outfitters Rogers Joseph res Haines, Mrs Mill & Court Dressmaker North Thomas Photographist
1855	Rogers, Baker & Co Tailors & Drapers & Military Outfitters
1845	George Hamilton Walker, West India merchant & importer of foreign cigars

Fig 54: Occupancy History: No 71 Grafton Street[1]

[1] Thom's, 'Dublin Street Directory' Dublin City Library and Archive, Pearse Street, Dublin, 1845-2005

In Rose Taffetas,
with Gold Lace
Underskirt, price

$4\frac{1}{2}$ Gns.

Slyne & Co Ltd.

71 Grafton Street
1 & 2 Harry Street

[1] Advertisement for Slyne & Co Drapers who occupied No 71 Grafton Street from the 1890s to the 1970s

[2] Slyne & Co Drapers, 'Grafton Street Miscellaneous', Irish Architectural Archive, 43 Merrion Square, Dublin, 1925

Architectural Recording

A full external architectural inventory and internal architectural appraisal of the structure was compiled to NIAH standards so as to document the architectural significance of the structure.

The following architectural details are typical of the architectural features recorded for the Declaration (figs 56-59:

Fig 56: Section of terracotta shopfront to be cleaned as part of the proposed works

Fig 57: Detail of shop entrance from Grafton Street. The removal of this possibly early 20th century door was one of the more topical issues the Planning would have to deal with concerning the proposal

Fig 58: Detail of modern cornice to first floor shop area
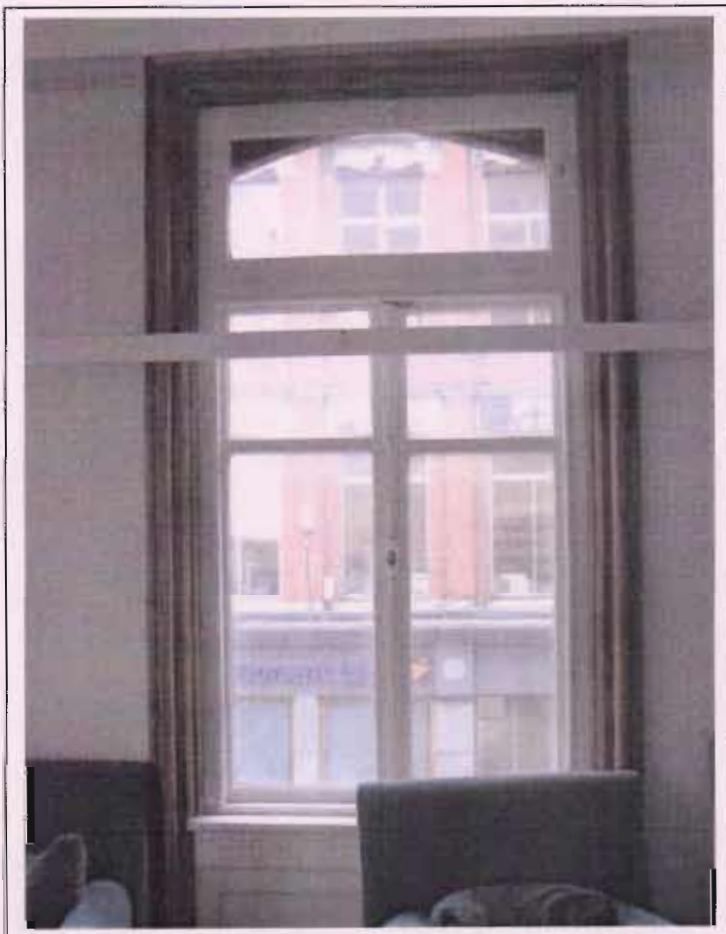
Fig 59: Detail of original window and surrounds to first floor

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3.4.2 Place of Public Worship

It was proposed to install a 'telecommunications station' in St James's Church of Ireland Church, Crinken, Shanganagh, Co Dublin. The church is included in the Dun Laoghaire-Rathdown Record of Protected Structures list.

Fig 60: St James's CoI Church, Crinken, Shanganagh

Proposed Development

The proposal envisaged the introduction of 3 no. face mounted antennae and 2 no. point-to-point dishes mounted on 2 no. 2 metre poles on the church rooftop, together with associated equipment for a new 3G Broadband Network.

The planning authority[1] requested that the structure be recorded in detail due to its high architectural/ historical/ social significance. The project involved the compilation of both an historical and an architectural record.

Historical Appraisal

A comprehensive historical appraisal of the structure was carried out. This involved a review of historical maps[1] (figs 61-63) and a comprehensive analysis of church historical records.

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[1] Dun Laoghaire Rathdown Co Council

Fig 61: OS Map 1843
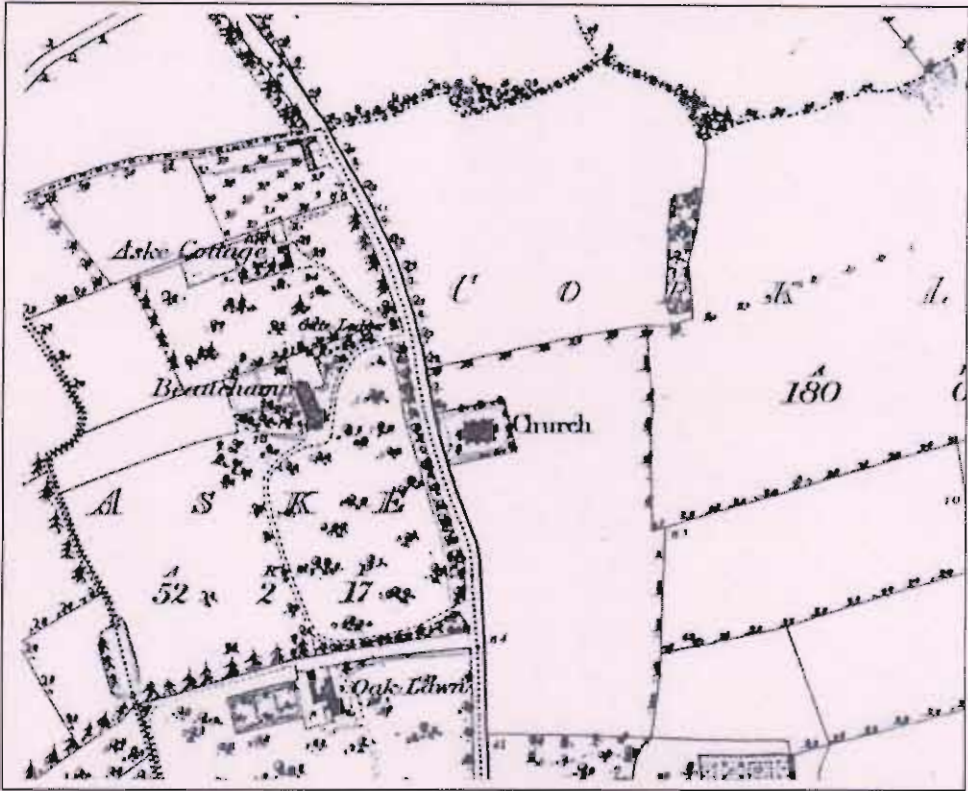
Fig 62: OS 1871 Map
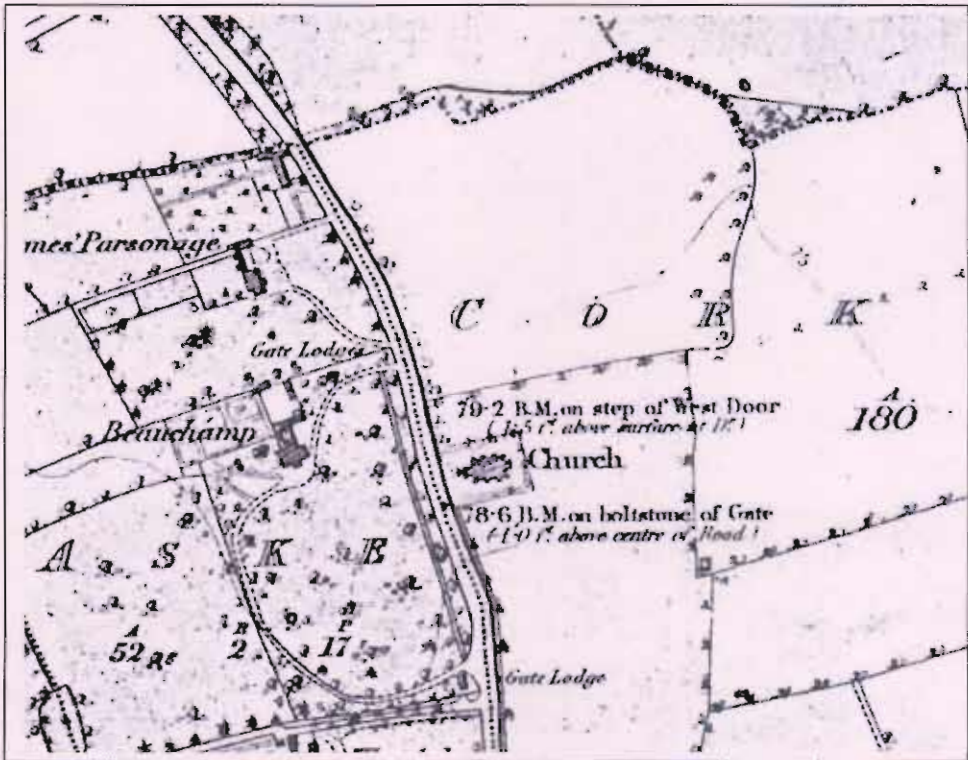
[1] Ordnance Survey Ireland, 'First, Second and Fourth Edition 6 Inch Maps', Glucksman Map Library, Trinity College, Dublin, 1937, 1871 & 1843

Fig 63: OS Map 1937

Architectural Inventory

A full external and internal architectural inventory of the structure was carried out. This section of the project was carried out under the guidance of a Conservation Architect who is a specialist on church architecture[1].

The following external features were recorded as part of the inventory a) General Composition b) Roof c) Walls d) Windows e) Doors and f) Site. The internal architectural features which were recorded as part of the inventory include a) General Composition b) Floors c) Walls d) Ceiling e) Windows f) Doors g) Chancel h) Memorials i) Gallery j) Organ and k) Staircase.

The following images (figs 64-67) offer an insight into the detail of some of the typical features recorded as part of the inventory:

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[1] Mariam Isa Nouria Barch (MUBC)

Fig 64: Image illustrating the upper section to the cast-iron down-pipe to the vestry. The suggestion to accommodate telecommunication cabling internally to such piping was suggested by the recorders

Fig 65: View from the church looking west towards road, with cast-iron railings, flanked by entrance gates. The setting in which the structure sits is an important consideration in the record

Fig 67: View of timber pews from altar

3.4.3 Former Leinster Arms Hotel Athy Co Kildare

The following case study looks at the recording of the Leinster Arms Hotel for the purpose of compiling an 'Architectural Heritage Impact Assessment' relating to proposed works to the structure.

Fig 68: Former Leinster Arms Hotel

Proposed Development

'Change of use of the existing hotel, bar/restaurant on the ground floor into 3 no. retail units. It is proposed that unit 3 would be a Paddy Power licensed betting shop with associated signage and satellite dishes. The proposed development was to consist of alterations to the existing layout, a new staircase to the first floor and new shop fronts to Leinster Street and Emily Square.'[1]

Historical Appraisal

Documented information on the structure proved difficult to acquire. Following are the historic maps[2] of the town (figs 69-72) and an early illustration of the structure c.1900 (fig 73).

---

[1] Tiros Resources Ltd, 'Planning Reference 05/300049', Kildare Co Council, Planning Department, 2005
[2] Ordnance Survey Ireland, 'First, Third and Fourth Edition 6 Inch Maps', Glucksman Map Library, Trinity College, Dublin, 1937, 1871 & 1843
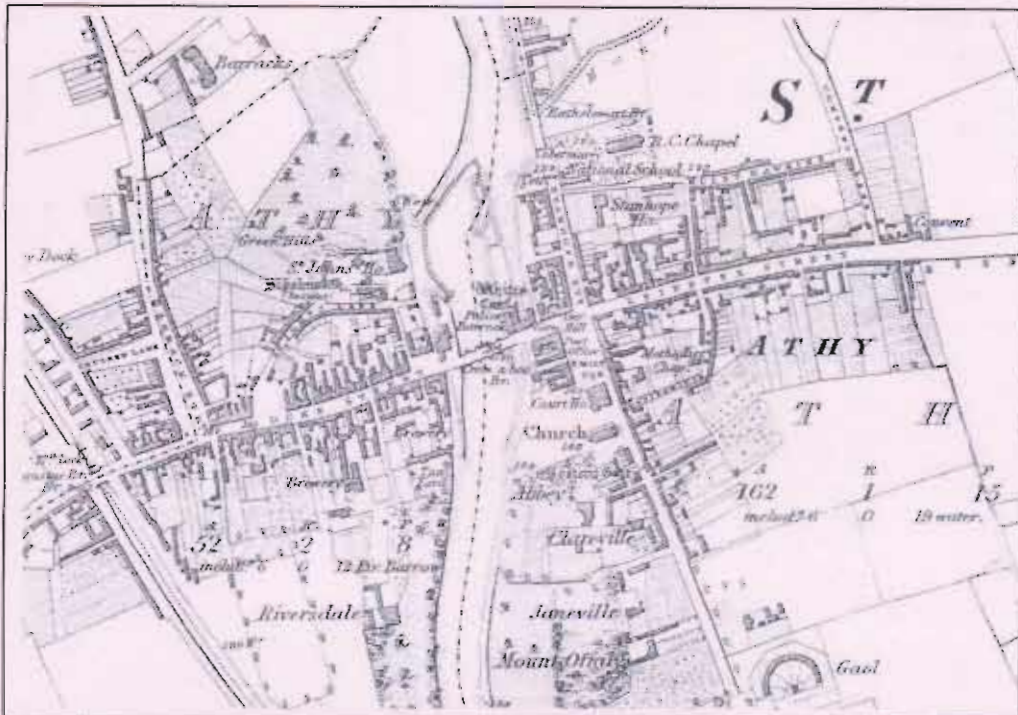
Fig 69: 1838 First Edition Map of Athy
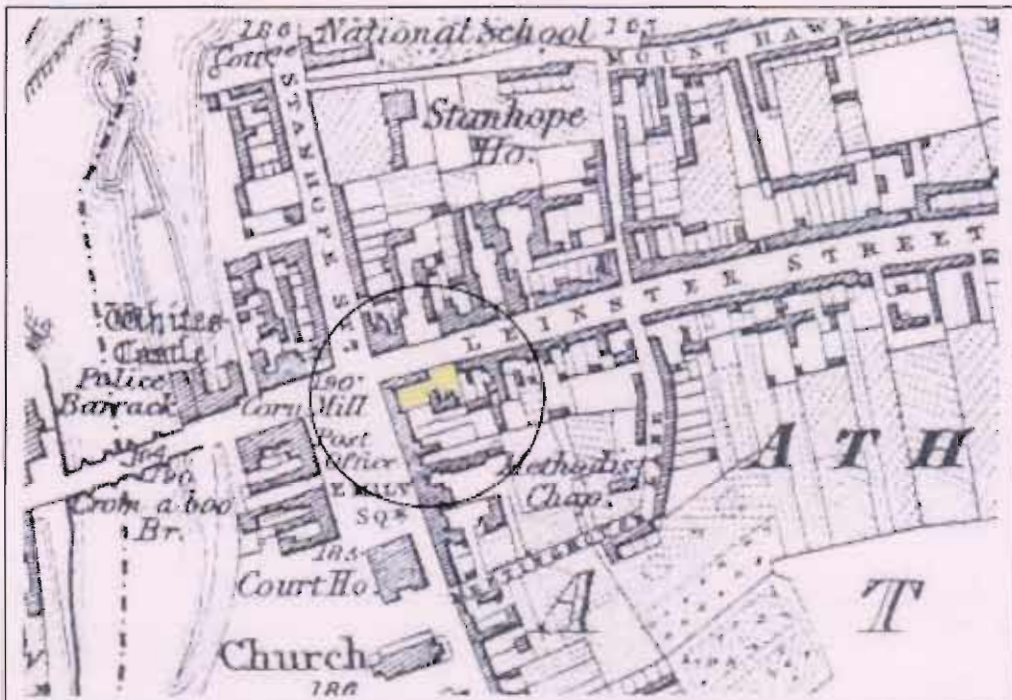
Fig 70: The 1838 First Edition Map of Athy with site to present Leinster Arms Hotel highlighted. Note that the two storey section does not appear to exist at this point.
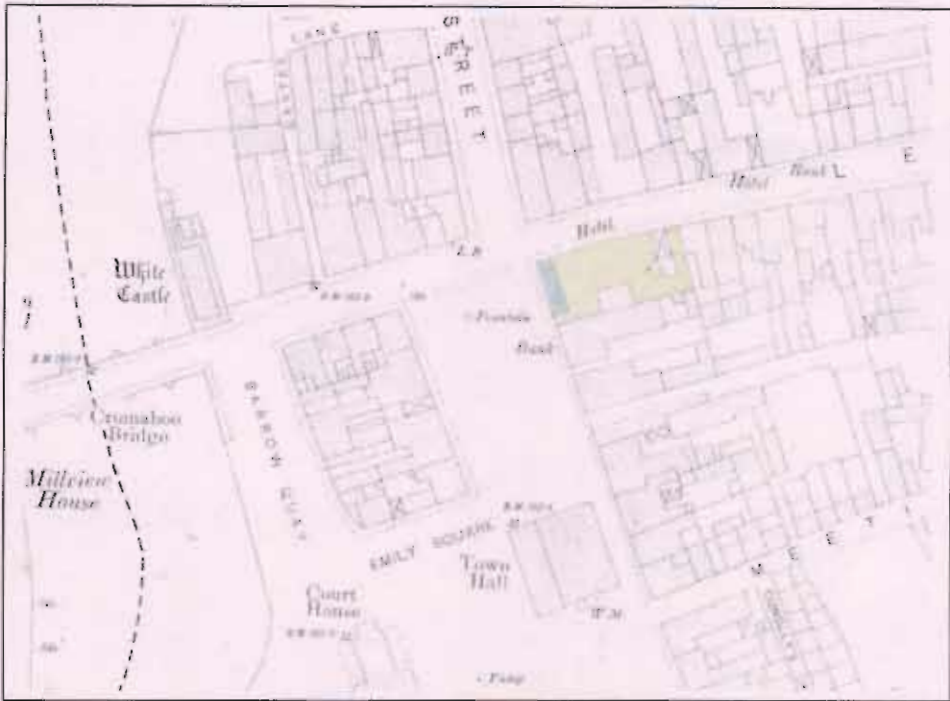
Fig 71: OS 1907 Map with complex highlighted. Note the division between the structure on Emily Square and the structure on Leinster St.
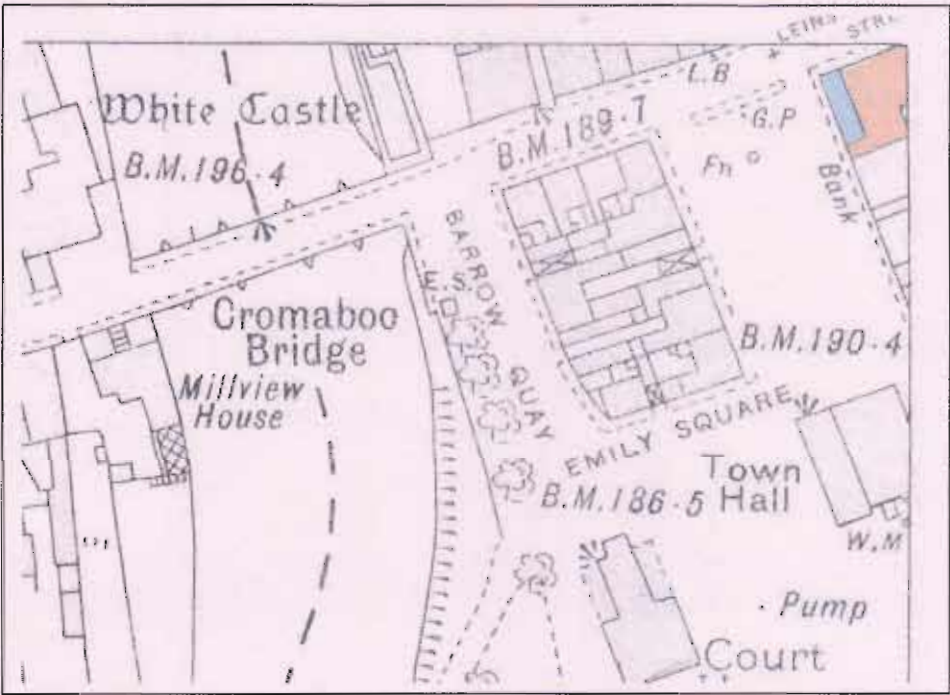
Fig 72: OS Map 1939 with partial view of complex.

The above illustration[1] (fig 73) is particularly relevant to the proposed application. This illustration, c.1900, provides evidence that there was an element of retail use to the complex at some stage in the past. It also confirms that the ground floor fenestration to the Emily Square structure has been remodelled over the last century.

Architectural Recording

The structure was thoroughly examined, both externally and internally, with all architectural features from early skirting to decorative cornices, be they of architectural/historical merit or of modern construction, all recorded. Such in-depth recording allows for a greater understanding of the quality of the structure.

Following are some examples of the photographic survey detailing the typical architectural features recorded (figs 74-77):

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[1] Artist Unknown, Unpublished, 'Sketch of the Leinster Arms Hotel, Athy Co Kildare' Irish Architectural Archive, 43 Merrion Square, Dublin, c.1900

Fig 74: Modern plaster cornice to former function room

Fig 75: Detail of modern dado rail to ground floor entrance hall

Fig 76: Detail of timber moulded skirting to entrance hall

Fig 77: Detail of flat panelled timber shuttering to first floor bedroom

Documentation of Development Plan objectives:

Leinster street, which is located just off the town centre (Emily Square), forms part of the main retail centre to Athy. This street gradually developed in the 18th and 19th centuries with impressive two and three storey buildings. The retail experience for shoppers on this street is set to improve as a proposal is in place to allow for a one-way traffic system. This will allow for the expansion of footpaths and the provision of an element of on-street parking which would enhance the attractiveness of the street as a whole.

The local authority's main objectives for this area are summarised in the Athy Development Plan:

'To provide and encourage major enhancement and expansion of the retail floor-space and town centre functions of Athy, to further develop its competiteness [sic] with nearby towns such as Carlow and Portlaoise and its importance as a sub-county town centre in the County and wider Greater Dublin Area and to promote greater social inclusion.'[1]

[1] Kildare County Council, 'Draft Athy Development Plan, 2006-2011', http://kildare.ie/AthyTownCouncil/Development-Plan-2006-2012/retail_strategy.asp, 2005

3.5   RECORDING TOOLS

The recording tools used in all three case studies were as those used for the Record of Protected Structures Survey[1] and the Architectural Conservation Area[2] (ACA) Survey. These consisted of an Olympus Camedia c-765 Ultra Zoom Digital Camera which allowed for high quality photographs and the photograph manipulation program Jasc Paint Shop Pro 8.

The only case study where new recording tools were introduced was the St James Crinken CoI Church, Shanganagh, Study. In this particular case it was deemed necessary to create a visual record illustrating how the proposed development would appear when completed in the context of the historic structure. In addition, it was deemed necessary to create a visual record illustrating how the negative impact of the proposed development would be mitigated.

To realise this requirement the option of camouflaging the proposed development, and recording the results by means of photomontage, was explored:

Camouflaging Proposed Works and Photomontage

In recognising the architectural/historical significance of St James Church Crinken, the recorders suggested that the proposal should minimise the negative visual impact the telecommunications system would have on the structure. In order to do this, it was suggested that the proposal take cognisance of any technologies or methods available to camouflage the telecommunications system with the building's facade.

It was further suggested that this camouflaging work be illustrated or recorded as part of the planning application so that the planning officials may be afforded an accurate viewpoint of how the finalised proposal would appear. It was recommended that this be done with the aid of a photomontage[3].

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[1] Olwill Ronan, Unpublished, 'Recording Historic Structures and Areas' Section 2, Chapter 1, 'Record of Protected Structures; Sligo', DIT, Bolton Street, 2006

[2] Olwill Ronan, Unpublished, 'Recording Historic Structures and Areas' Section 2, Chapter 2, 'Architectural Conservation Area (ACA); Dalkey', DIT, Bolton Street, 2006

[3] A photomontage refers to the technique used to make a picture through assembling pieces of photographs, often in combination with other types of graphic material

An organisation based in the UK, known as 'The Undetectables' was consulted with a view to successfully integrating the works with the church through camouflage, so as to minimise the visual intrusion[1]. This organisation was initially engaged by the applicant to provide the necessary photomontages to illustrate the camouflaged sections to the telecommunications system and to further illustrate their 'seamless integration' with the historic structure.

[1] Undetectables, 'Telecoms Solutions', http://www.undetectables.com/index.htm, No. 2, Cole Road, Bristol, UK, 2004

3.6 CONCLUSION

The levels of recording carried out for each of the discussed planning applications differed due to the specific requirements, condition, significance and projected implications of each application. Overall, however, it should be stated that the recording and documentation of each structure was conducted to the baseline requirements as defined by the NIAH. Additionally, the Department of the Environment, Heritage & Local Government guidance notes relating to declarations for historic structures, places of public worship and development control[1] provided the basis for complementary recording of elements to this study.

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[1] Architectural Heritage Impact Assessments are examined as a Development Control tool

SECTION 3 – Analysis of Recorded Data

1. Co. Sligo Record of Protected Structures Study:

GIS as a tool for the Storage,

Dissemination and Display of Sligo RPS Data
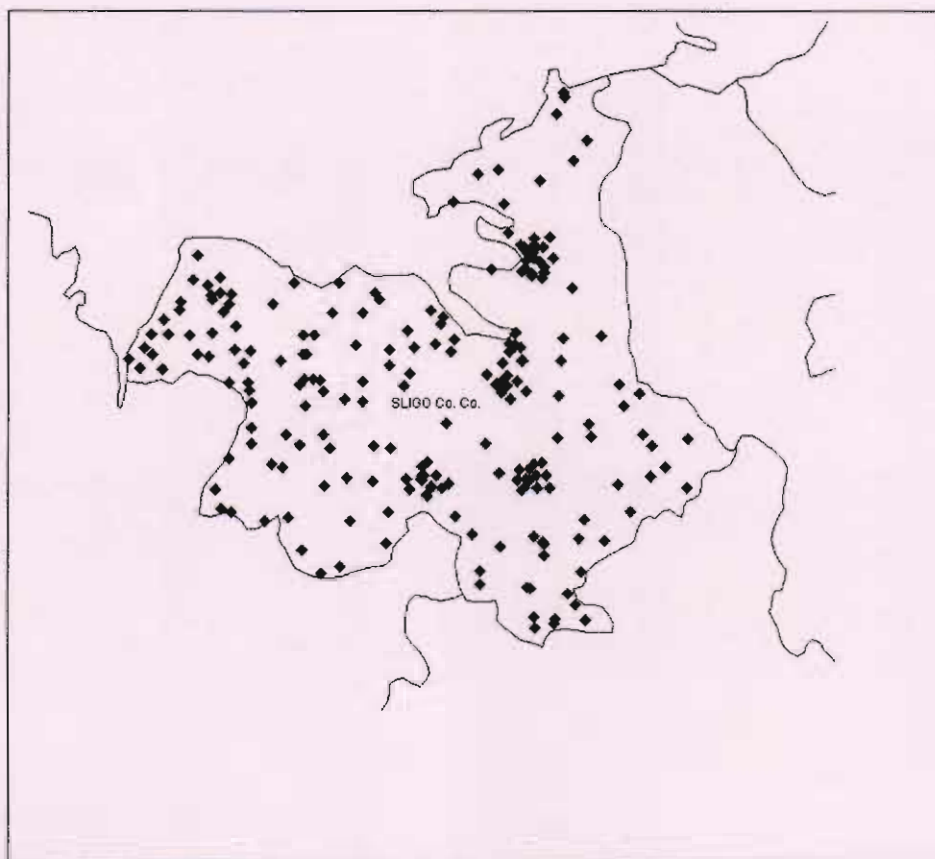
BACKGROUND

The recording of historic structures and areas is increasingly seen as one of the main growing sectors in the conservation industry. The whole theory behind the recording of an historic structure or area is to create a knowledge base which allows for a greater number of individuals (be they professional or lay) to have a greater understanding of the historic fabric being recorded.

Geographical Information Systems (GIS) through its mapping, dissemination and management functions greatly facilitates this knowledge base and allows for the recorded data to be easily accessed by numerous individuals (be they from a technical background or not). The recorded data contained within the GIS is then built on, if or when more data is recorded for each structure and area.

The cumulative effect results in a situation whereby practitioners (planners, architects, engineers etc) are afforded the luxury of having vast databases of information, easily available in a single management system. These developments not only allow for improved decision making by practitioners but also for a greater understanding of our built heritage by the general populace.

1.1 INTRODUCTION

The primary focus of this study is to illustrate how GIS may be used to store, disseminate and display information relating to the RPS database under investigation. These aims can be best outlined under the following headings:

1. Geo-code (Store)
2. Database Query (Disseminate) and
3. Use Zoom Tool over several layers (Display)

Data from Sligo Co Council's Record of Protected Structures (RPS) has been manipulated by a GIS during the course of this study so as to show how such information may be stored, disseminated and displayed by any local authority attempting to successfully manage its RPS in a systematic, efficient and informative manner.[1]

1.2 GIS DEFINITION

'GIS is a technology that is used to view and analyse data from a geographic perspective. The technology is a piece of an organisation's overall information system framework.

GIS links location to information, people to addresses buildings to parcels (or in our case study, historic structures to RPS data) and layers that information to give you a better understanding of how it all interrelates'.[2]

1.3 GIS USED

Mapinfo Professional (v 7.5) was the chosen GIS due to its good reputation and also due to the fact that it is the package used by many local authorities in the State.

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[1] Duran. Z, 'Web-based Multimedia GIS for Historical Sites' Maslak University, Istantul, Turkey
[2] ESRI, 'What is GIS?' http://www.gis.com/whatisgis/index.html, 2005

'MapInfo Professional is a powerful Microsoft Windows-based mapping application that enables business analysts and GIS professionals to easily visualize the relationships between data and geography. With MapInfo Professional, you can perform sophisticated and detailed data analysis by leveraging the power of location'.[1]

1.4   EXCEL DATABASE

An Excel database was set up (fig 78) in order to allow Mapinfo Professional geo-code individual GPS coordinates for all 257 Protected Structures to the Sligo Maps.

Fig 78: Sample view of the Excel database

The above figure (fig 78) illustrates the limited information entered into the database for each record on the Sligo RPS. Each record was provided with its own specific RPS number (as provided by the local authority in question), a rating (International, National, Regional or Local as defined by the NIAH), a condition assessment and a

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[1] Mapinfo Corporation, 'Mapinfo Professional (v 7.5) User Guide' Introduction, Troy, New York, 2003

description of the structure type. Of most importance however, is the inclusion in the database of Easting and Northing GPS coordinates for each record. Without these coordinates Mapinfo would not be able to 'Create Points' for these records on the Sligo Maps.

1.5 CARTOGRAPHY

The maps used in this study are all Raster Maps. The other map types are known as Vector Maps:

- Raster maps are images the entire area of which is divided into a regular grid of cells or pixels. Each cell is assigned a colour. Raster images do not have descriptive data associated with them. For this reason raster images are sometimes referred to as unintelligent. It is not possible to select or edit objects on raster images. It is also not possible to retrieve information from a raster object

- Vector Maps represent real world objects using lines, polylines and polygon geometric types. For example, a road is represented as a line segment or polyline. Vector map objects may have descriptive/attributes associated with them.[1]

There were three separate raster image map types used in the study: the first is a plain blank map with only the county boundary outlined, the second is an Ordnance Survey Discovery Map, the third is the Ordnance Survey 1911 Map.

The blank map is useful as a location finder map. The Discovery Series map provides details of all primary, secondary and tertiary roads in Co Sligo and thus would prove to be an excellent tool for staff of Sligo Co Council who may want to visit a specific RPS. The OS 1911 Map is an excellent map for providing outline plans for Protected Structures which were in existence in the early 20th century. This map would allow local authority staff to compare the early 21st century plan to the structure with the early 20th century plan.

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[1] GIS Web 'The Difference between Raster & Vector Images' http://gisweb.high-point.net/clearinghouse/rasvec.htm, 2006

1.6   GEO-CODING

Geo-coding is the process of displaying a database information on a map. Each record in the Sligo RPS Excel database was assigned a grid coordinate. Records with coordinates were then assigned a symbol using the 'Create Points' command in Mapinfo Professional with each record then displayed as one symbol on the map.

This process uses Mapinfo Professional to turn the Excel Database into a 'live' electronic 'pin map' of Co Sligo. The 'Create Points' command on Mapinfo Professional uses the GPS coordinates (as displayed in the excel database) to assign the symbol objects (ie RPS symbols).

Example 1: Opening the Excel File in Mapinfo Professional

Although the 'Sligo RPS Data.xls' file is in Excel format, Mapinfo can still use the file:

- Choose file – Open Table
- Choose 'Microsoft Excel (*xls)' from the list 'File of Type' dropdown list
- Select 'Browser' as 'Preferred View'
- Choose the 'Sligo RPS Data.xls' (fig 79)
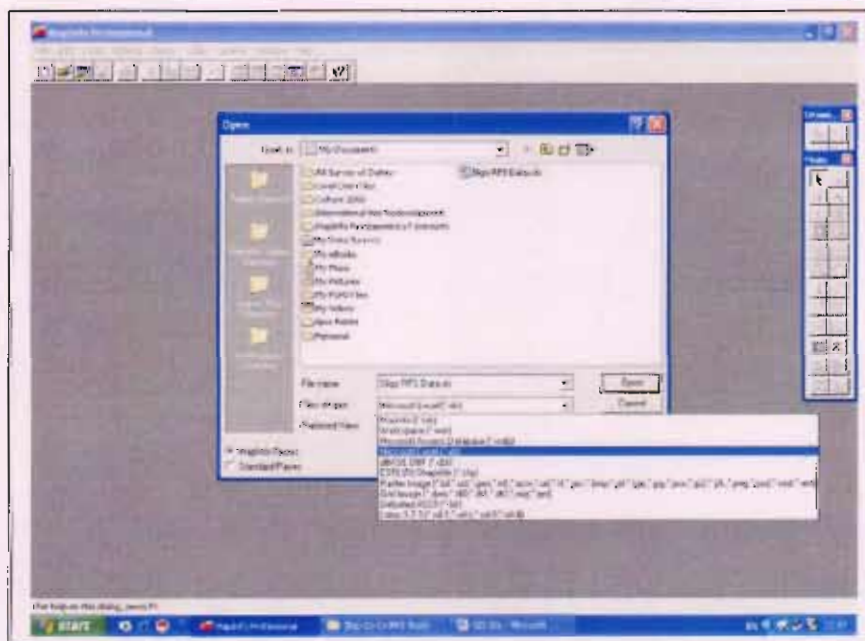
Fig 79: Opening table in Mapinfo – Step 1

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- Click 'Open'
- The 'Open Excel Dialog' displays
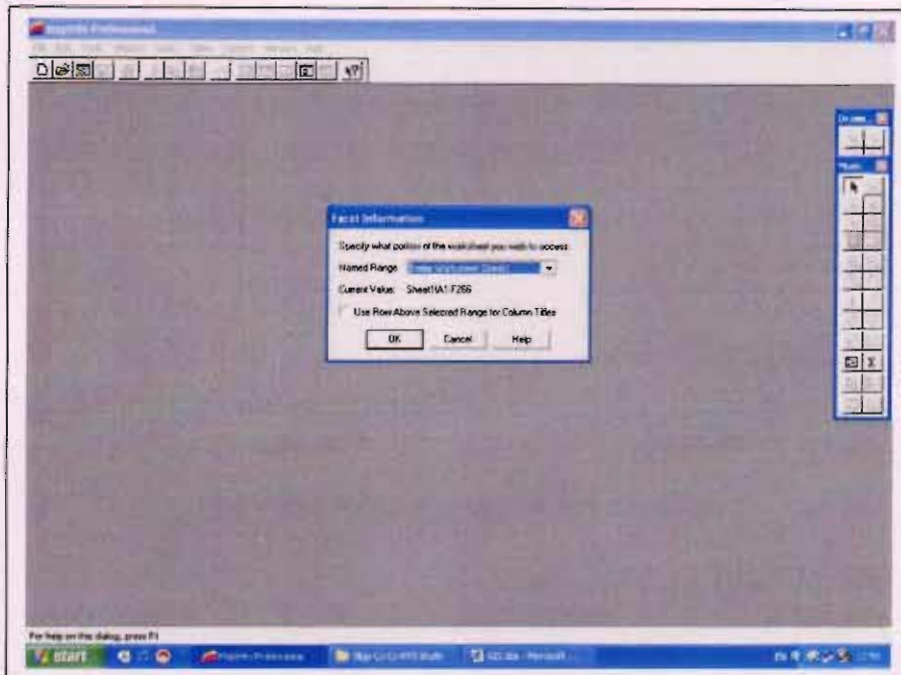
Fig 80: Opening table in Mapinfo – Step 2

- Choose the Table you want to open; 'Entire Worksheet Sheet1' and click OK (fig 83)
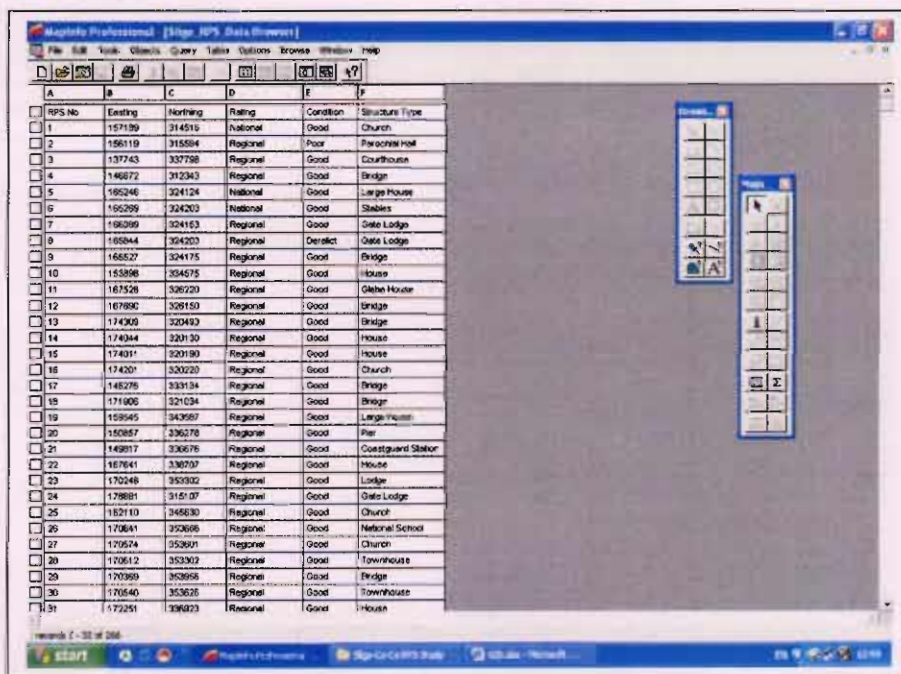
Fig 81: Opening table in Mapinfo – Step 3

The Geo-coding process is now used to 'Pin Map' the 'Sligo RPS Data.xls' file

- Choose 'Table – Create Points'. The Create Points dialog is displayed (fig 82)
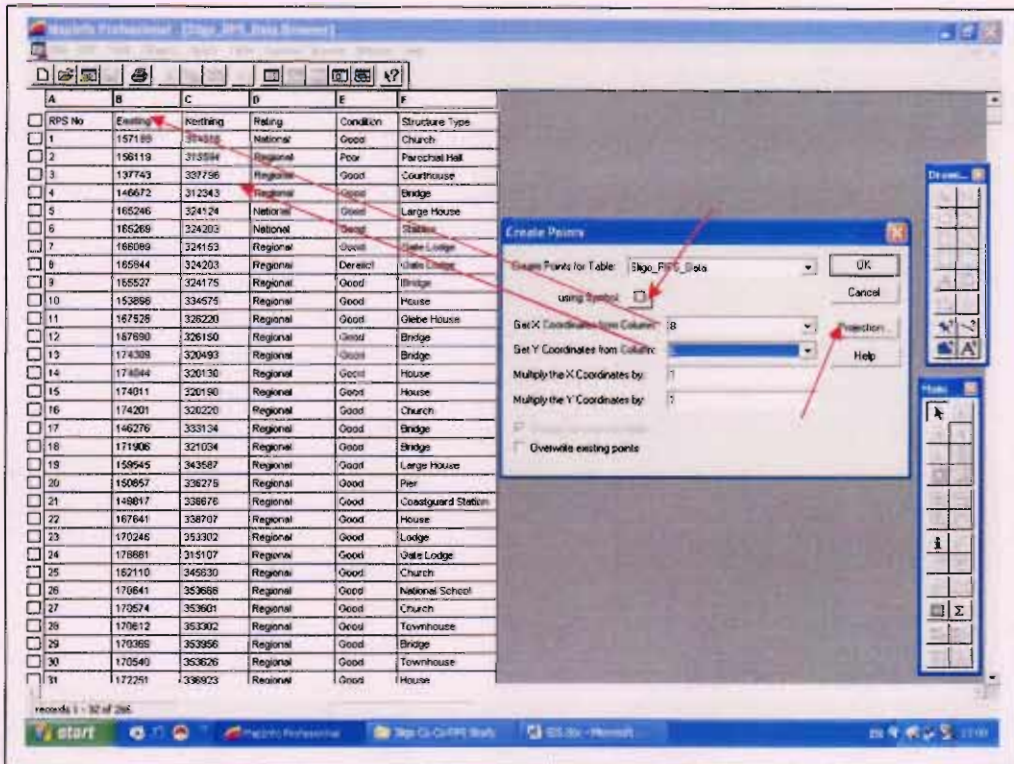
Fig 82: The create points dialogue box

- Choose 'Column B' in the 'Get X co-ordinates from Column' drop down list
- Choose 'Column C' in the 'Get y co-ordinates from Column' drop down list.

A symbol must now be chosen as the default marker for the geo-coding records:

- Select 'Using Symbol' and choose a symbol, colour and size for the symbol (fig 83)
- Click OK to exit the 'Symbol Style' dialog.
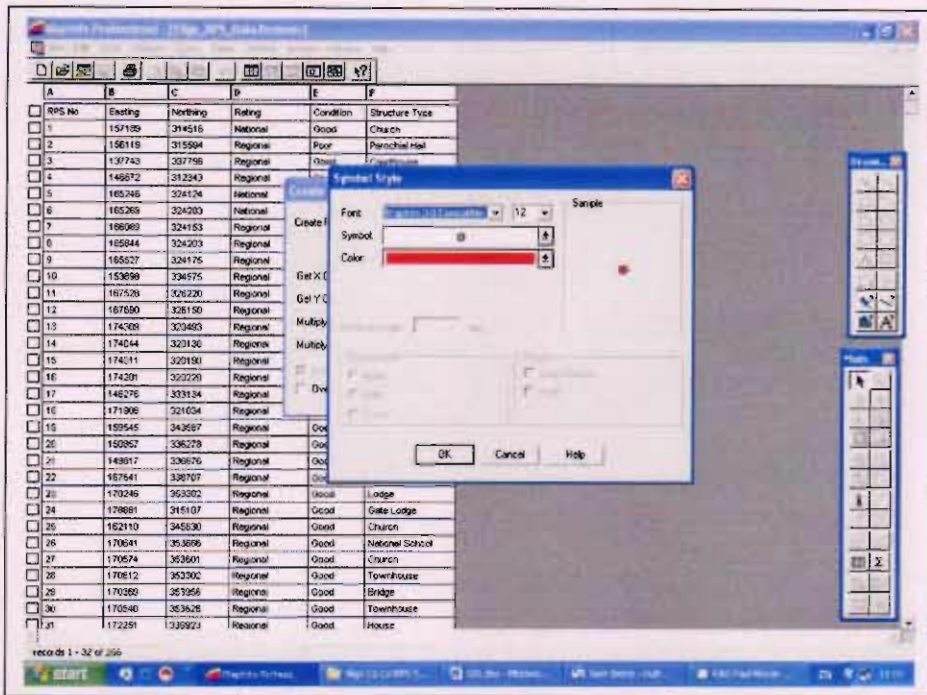
Fig 83: Symbol style dialogue

It is now necessary to choose the appropriate projection. The projection refers to the coordinate system applied when using the GPS. For the Co Sligo project (and all projects in this country) it was the 'Irish Transverse Mercator Grid" system (fig 84).
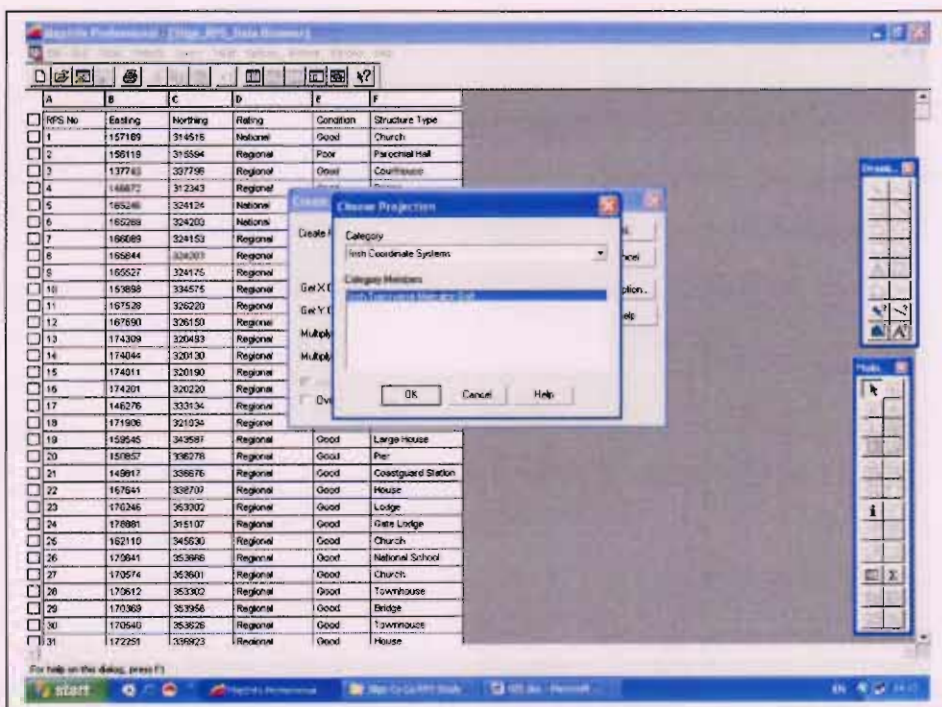
Fig 84: Choose projection dialogue box

- Click OK to the 'Choose Projection' dialog box.
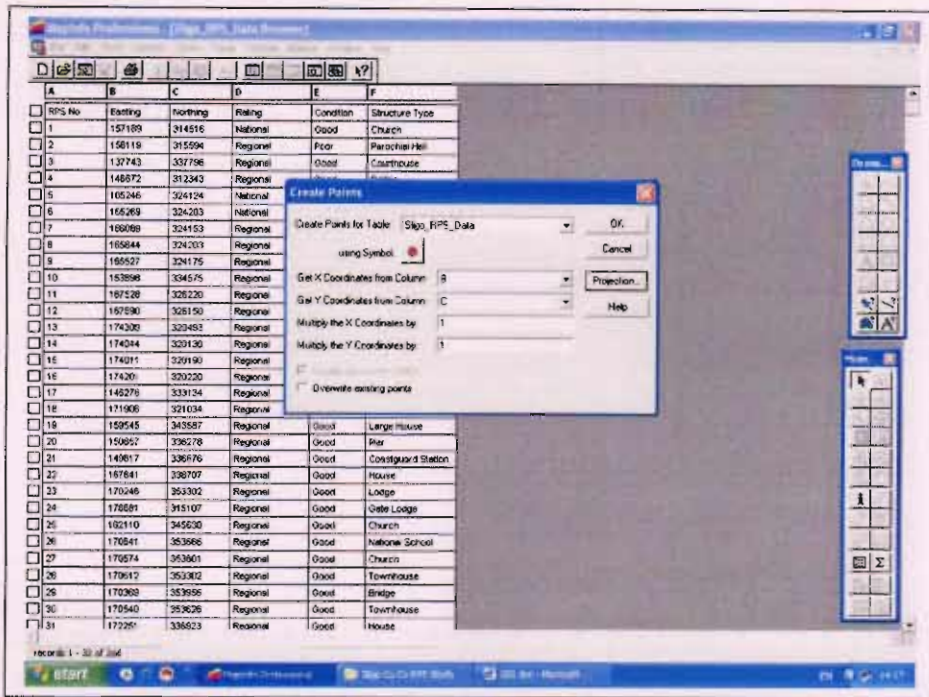
Fig 85: Create points dialogue box

- Click OK to 'Create Points' (fig 85). Mapinfo has now created a file called 'Sligo RPS Data.tab'.

- The Map of Sligo must first be opened to view all RPS points created: Choose File – Open 'Sligo RPS.tab' (fig 86).
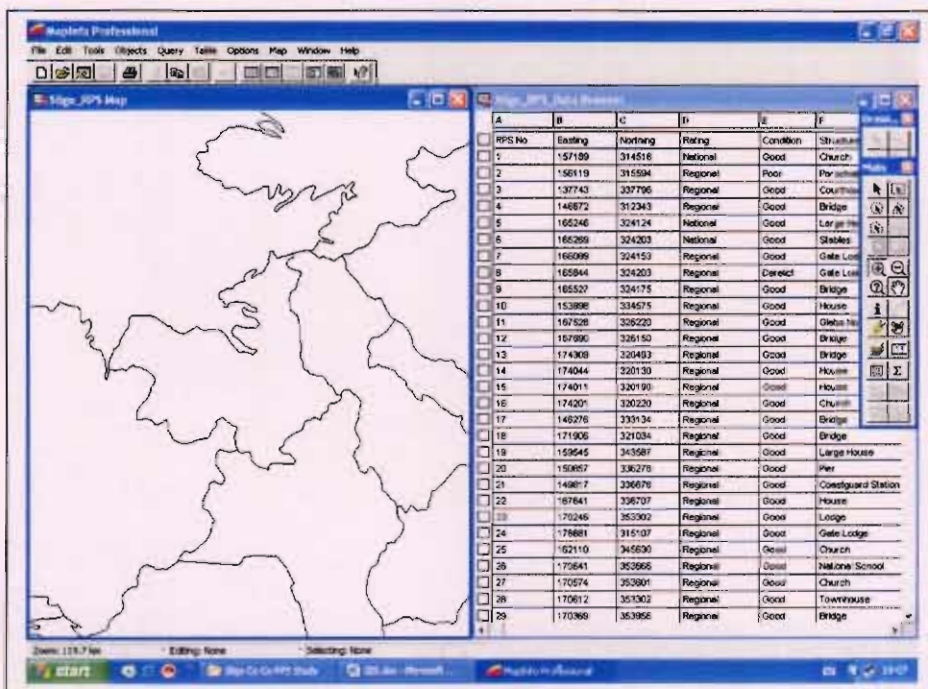
Fig 86: Tiling of coordinated map and database

- Choose 'Windows' – 'New Map Window'.

This will open the 'New Dialog' display (fig 87).
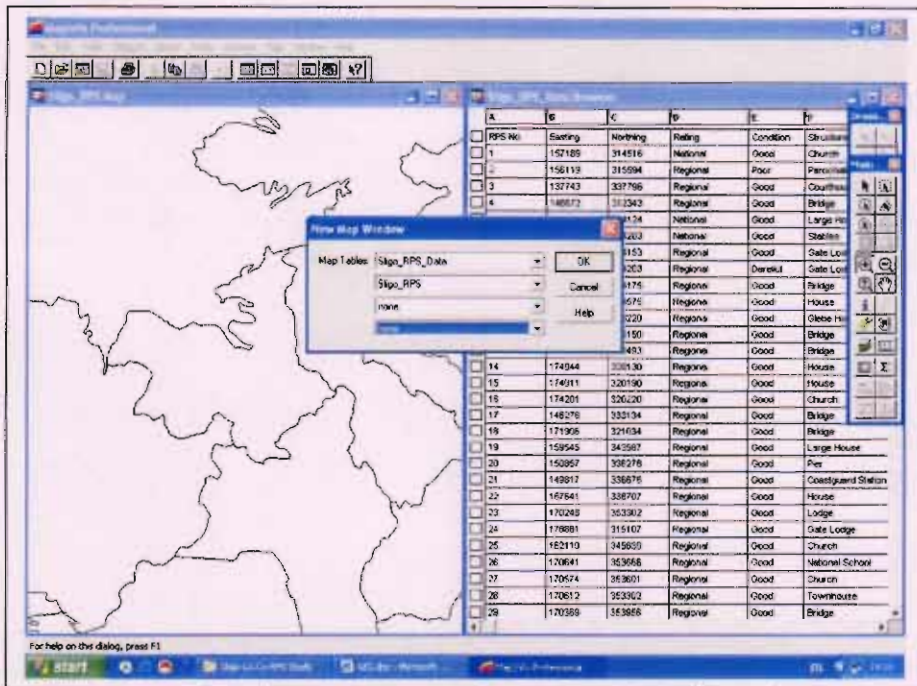
Fig 87: Displaying geo-points on map
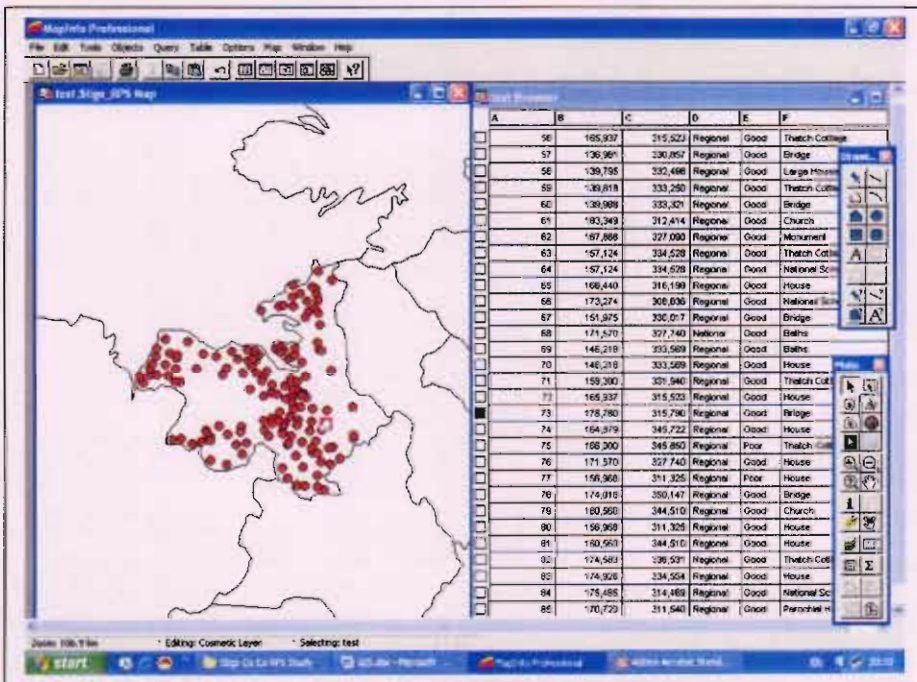
Fig 88: Highlighting individual points

1.7   DATABASE QUERY

The Sligo RPS Data contained within the database table can be queried using the 'The Query Menu' in Mapinfo Professional. Queries are a powerful way of interacting with your database and can be described as statements that allow you to analyse the information in your database. In respect of the 'Sligo RPS Data', the Query Menu could be used to establish a wide variety of facts relating to the structures contained within the database. The success of this feature, which would prove very useful to any planning official within a local authority, depends entirely on the volume and quality of data contained within the database.

The 'Sligo RPS Data' contains columns which provide information on the number allocated to each of the 257 structures on the draft Sligo Co Council RPS, a GPS reading for each, the rating given to each, a structure type description and a structure condition description. This database was constructed merely for use as an example of the possibilities involved. A more comprehensive database would be required by a local authority in order to properly manage and disseminate its own RPS records.

Example 2: Query all structures given a Rating of 'National' importance
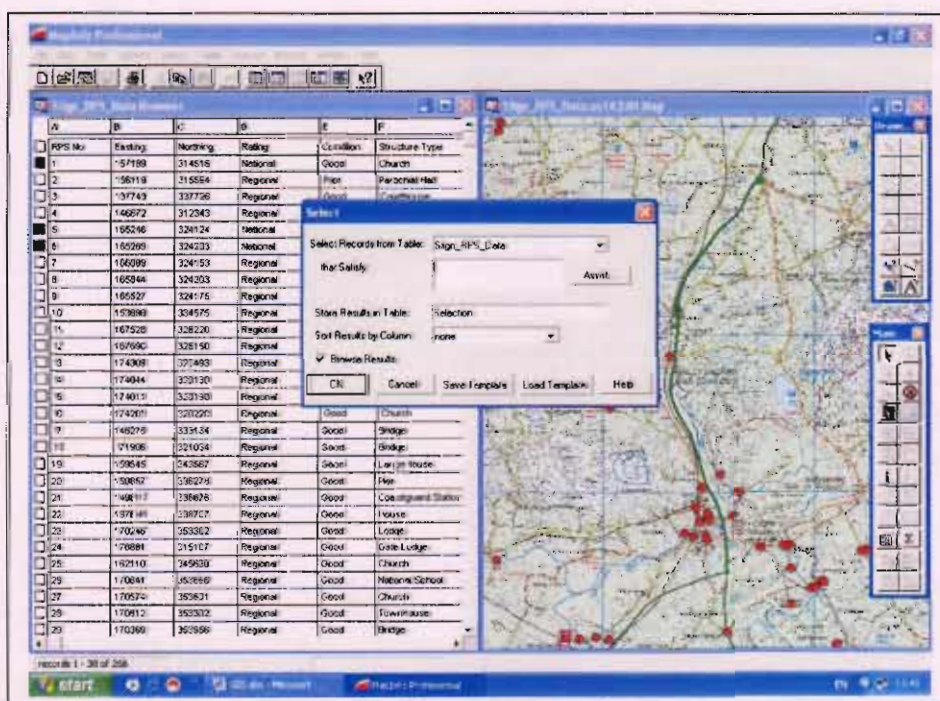
Fig 89: Query dialogue box

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- Choose 'Query' – 'Select' (fig 89)
- Select 'Sligo_RPS_data'
- Select 'Assist'
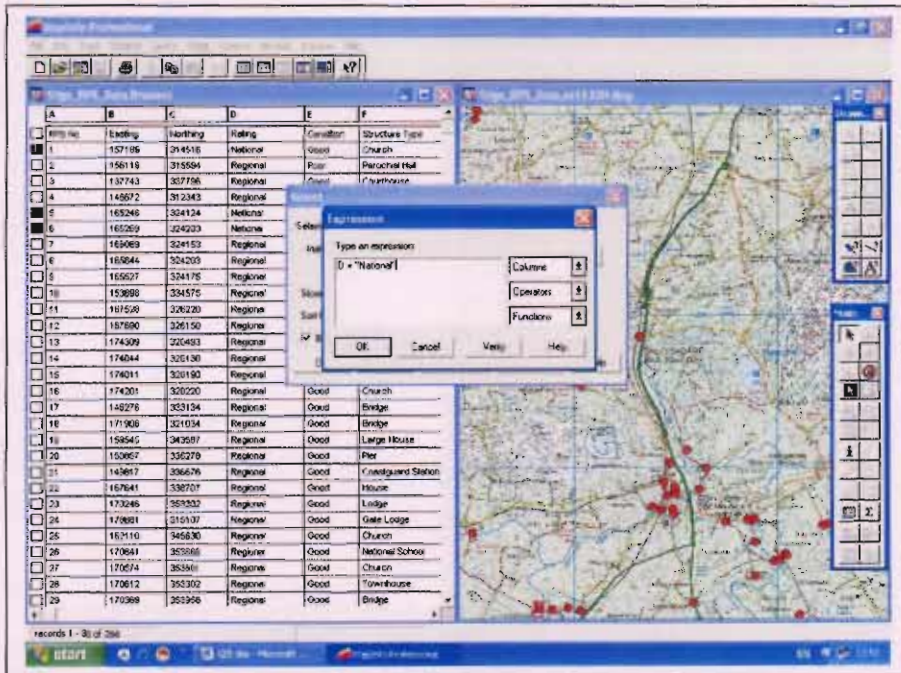
Fig 90: Query search

- Select 'D' (D is the Column on the Sligo RPS Data table which related to rating) from the 'Columns' dropdown list
- Select '=' on the 'Operators' drop down list
- Type 'National' (fig 90) as part of the expression and press OK.

This example allows the individual making the query gain immediate knowledge as to how many structures in Co Sligo are rated as being of 'National' significance. The access to this quick, efficient and potentially endless knowledge would allow for a more efficient planning authority with the planning officials having complete control of all information contained on their RPS database. This, in turn, would lead to the planning officials making more informed decisions relating to structures contained on the RPS.
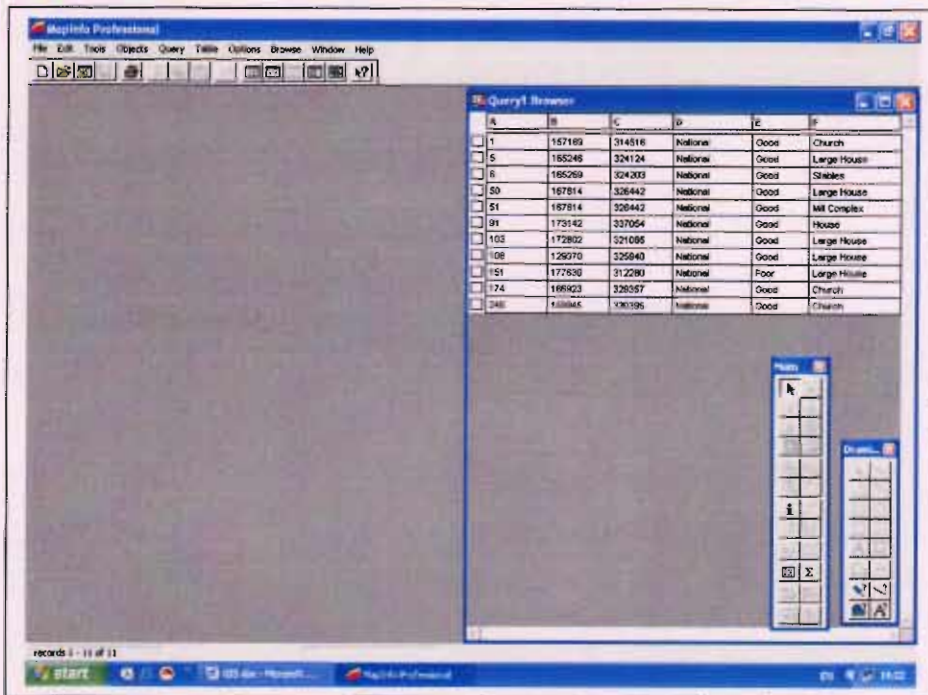
Fig 91: Query result

The query has provided the user with all the information relative to Protected Structures in Sligo, which have a rating of 'National'. These structures were then Geo-coded and given a geographical reference by using the 'Create points' function on Mapinfo (see below).
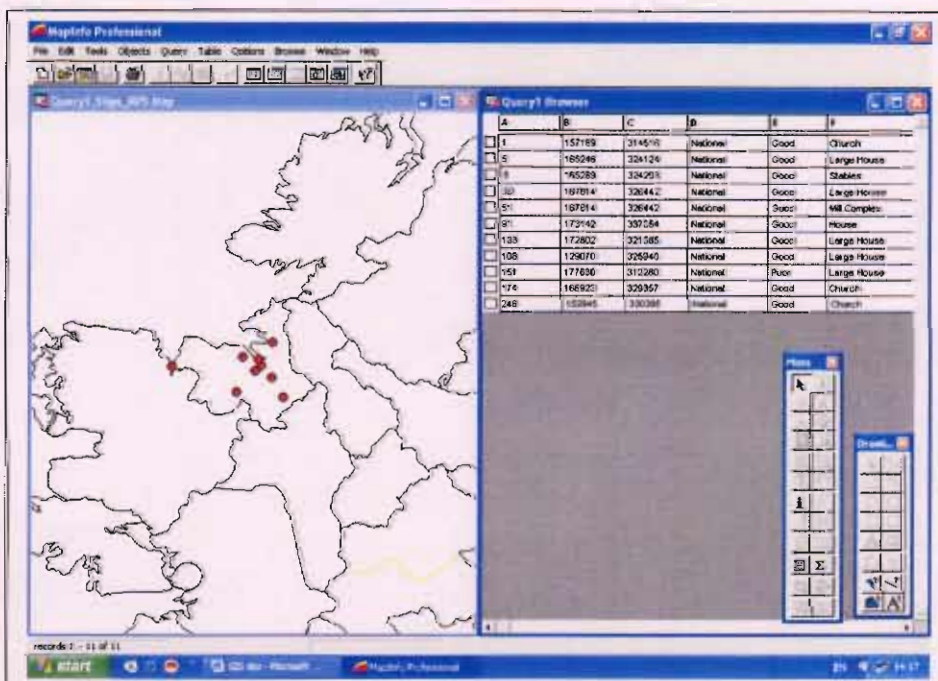
Fig 92: Query result displayed on map
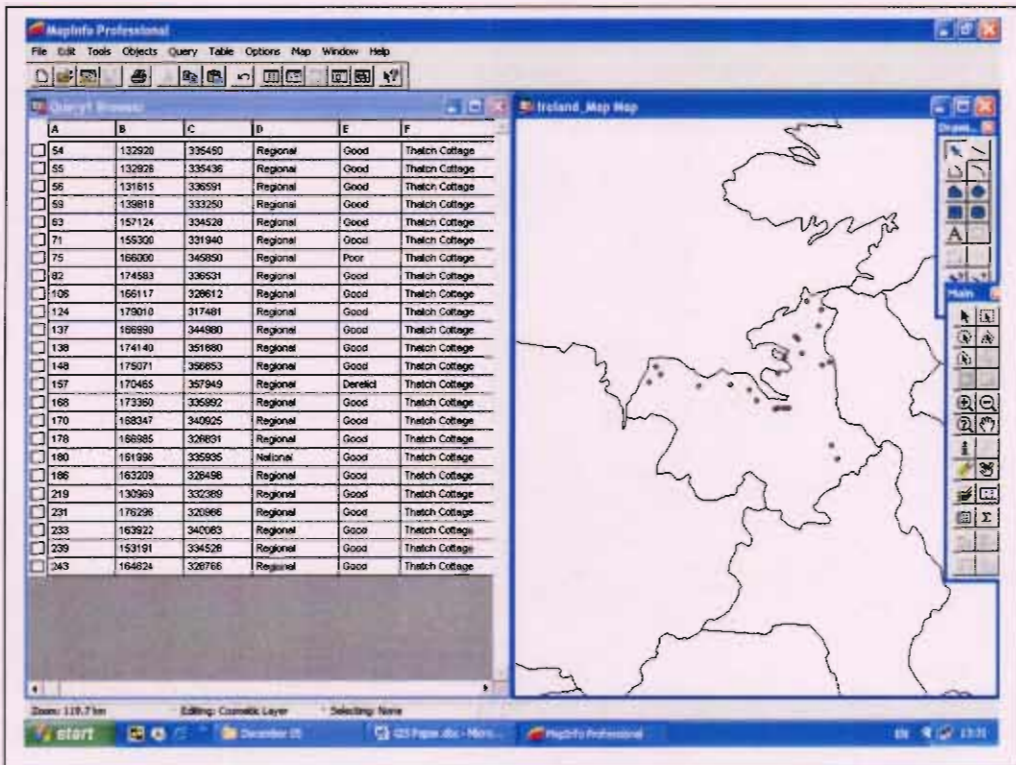
Fig 93: Query all Thatch Cottages on RPS
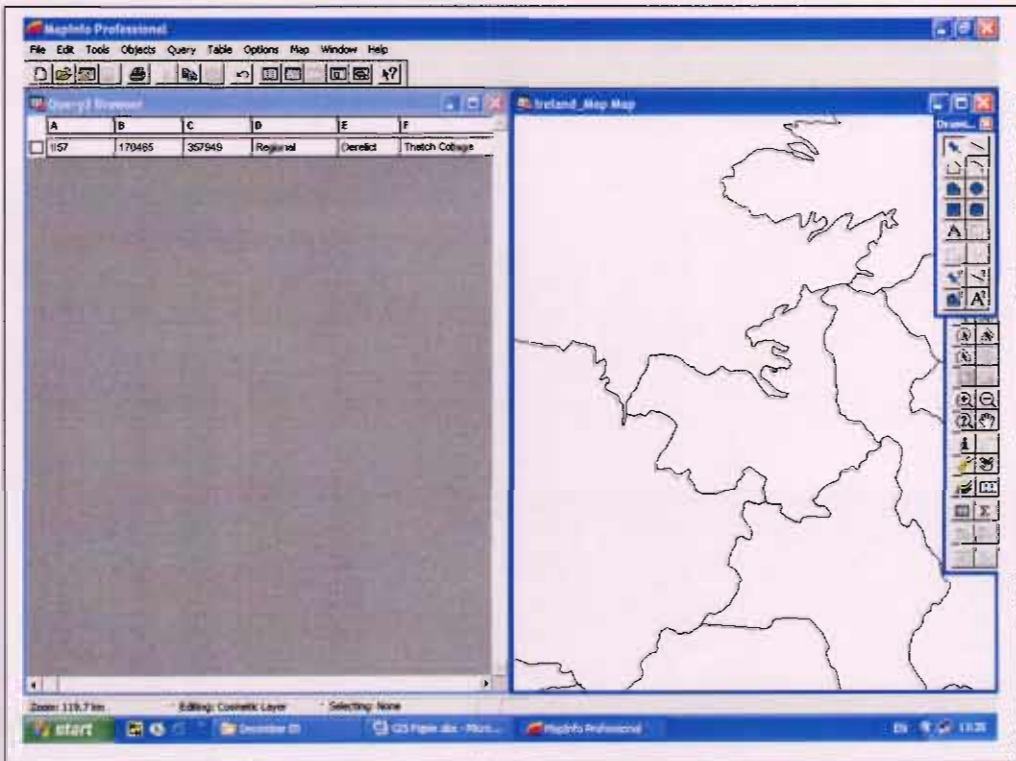
Fig 94: Select all Derelict Thatch Cottages on RPS

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1.7   ZOOM RANGE

The Zoom Range in Mapinfo Professional allows a user to zoom through several layers of maps so as to gain knowledge of a single record. The Zoom Range function works by allowing several layers to be open at the same time but not necessarily all visible. Some layers, due to their setting, only become visible when the user zooms in to or beyond the distance of their setting.

There were three map types used for this study:

- The Blank County boundary Map
- The OS Discovery Series Map
- The OS 1911 6 Inch Map.

Each map type was given a separate zoom range so that they would only become visible when the user would zoom into a particular zone. The zoom zones for each of the following maps are (fig 95):

- The RPS County boundary Map   -   100,000 Km to 20 Km
- The OS Discovery Series Map   -   20 Km to 2 Km
- The OS 1911 6 Inch Map   -   2 Km to 0.5 Km
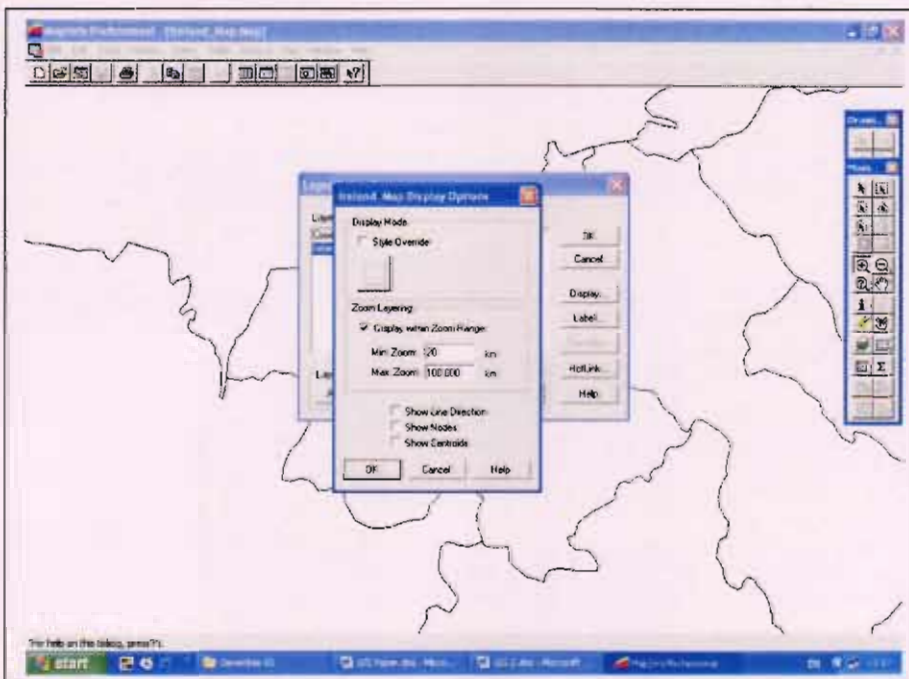
Fig 95: Setting of maximum and minimum zoom range

In addition, a photographic record of each pin code marking the location of each RPS reference was opened with the image registration altered. The registration of each image entailed the plotting of three separate x and y coordinate points to all records.

Each registered image was then given a zoom range of 0.5 Km to 0 Km, which ensured that each would become visible once a user zoomed in on each particular pin to 0.5 Km and below.
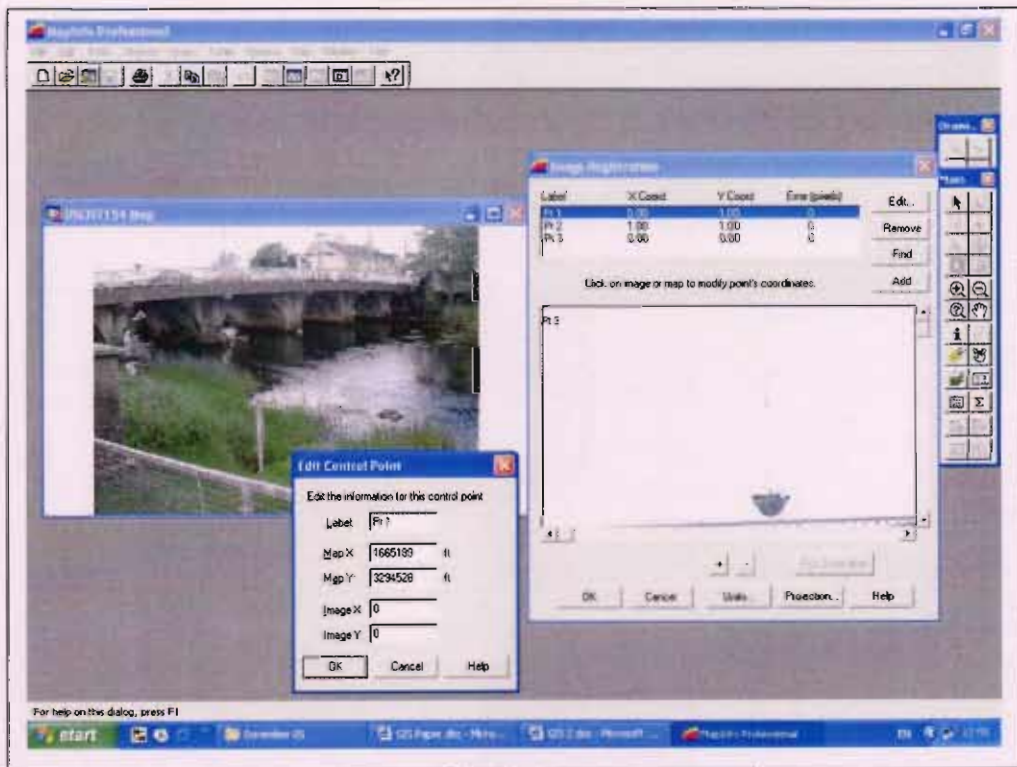

Fig 96: Setting of zoom range for photo

The following examples (figs 97-105) offer the viewpoint of a user who zooms in to a particular record in Ballysadare in Co Sligo.
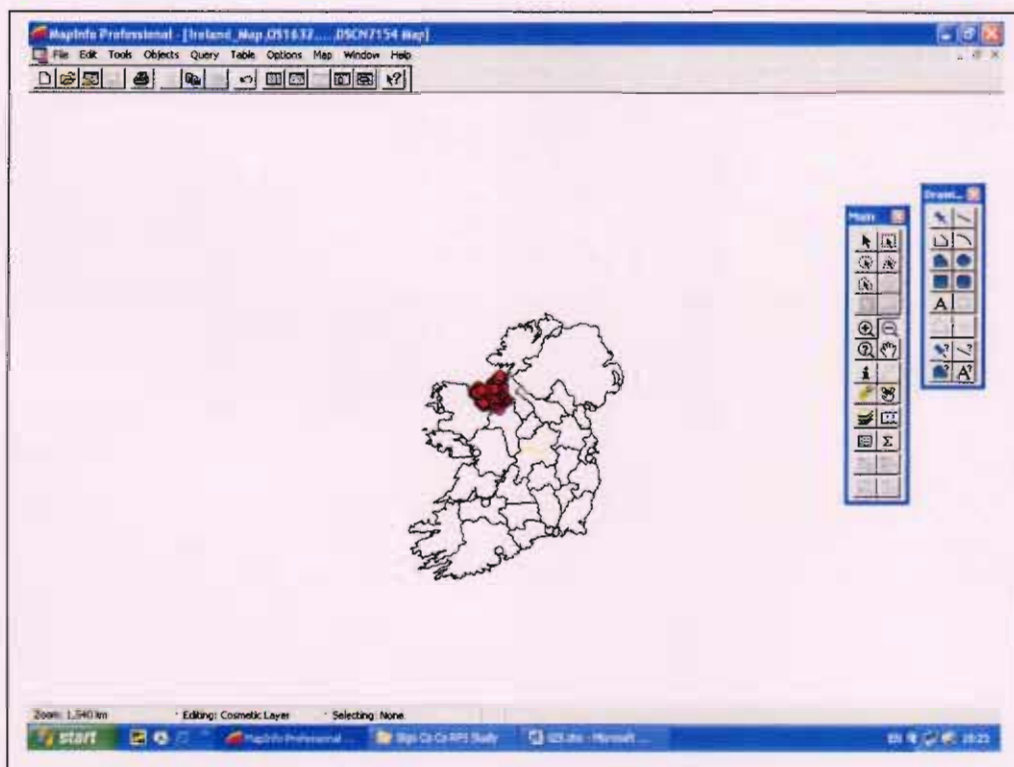
Fig 97: Zoom: scale 1 = 1540 Km
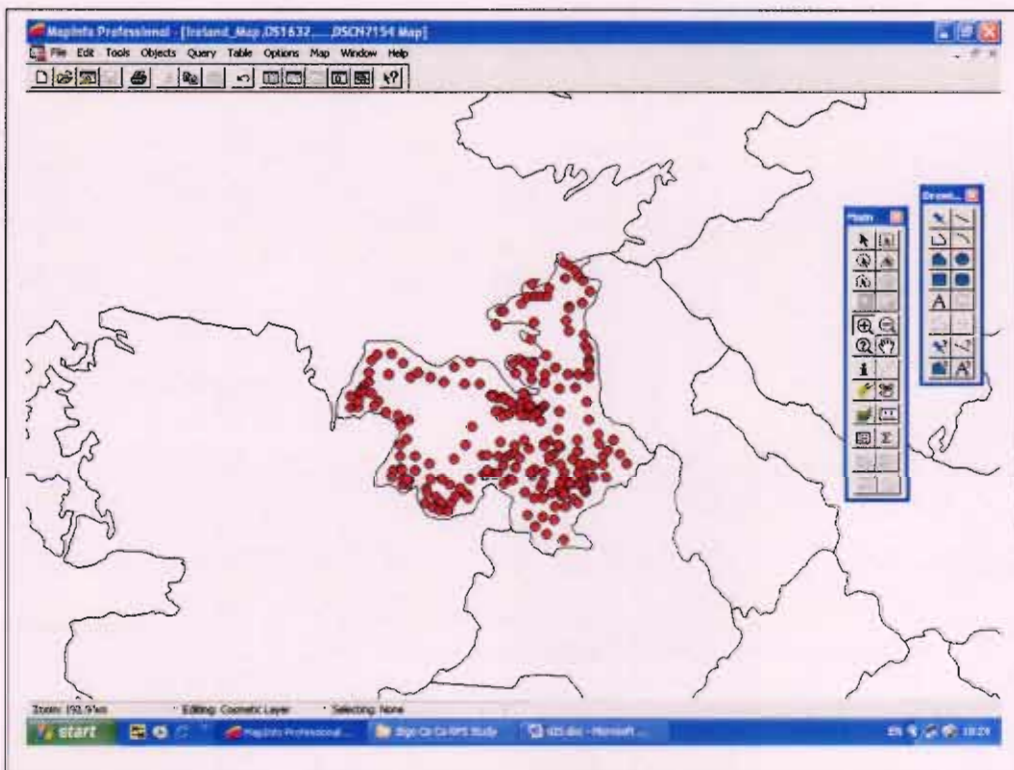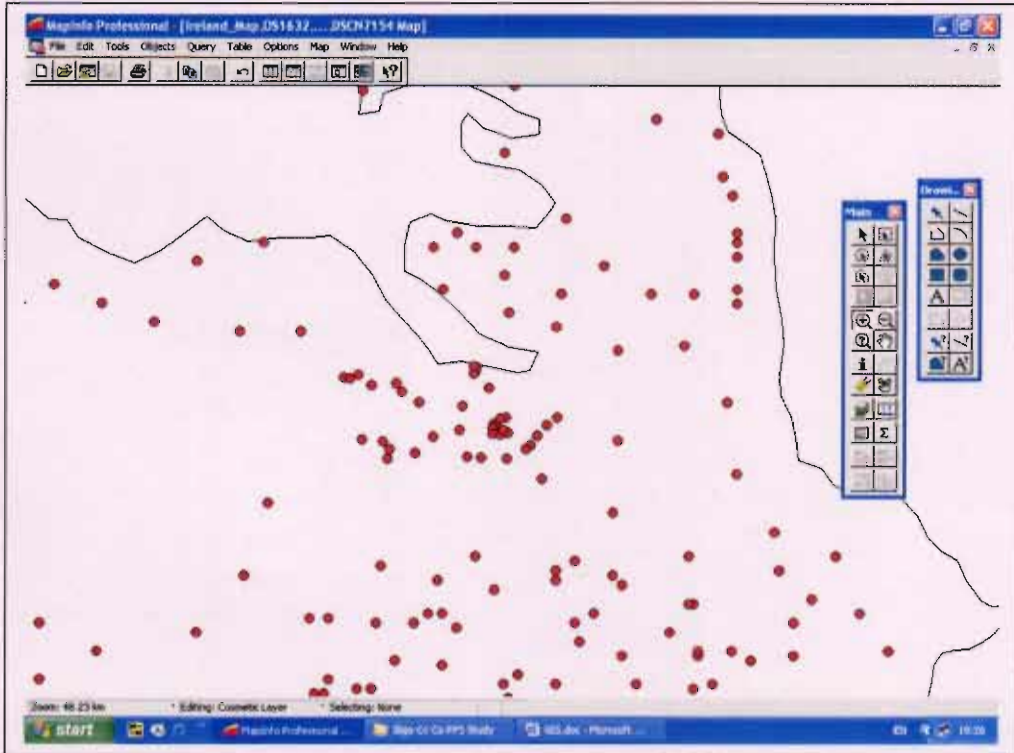

Fig 98: Zoom: scale 1 = 192.9 Km

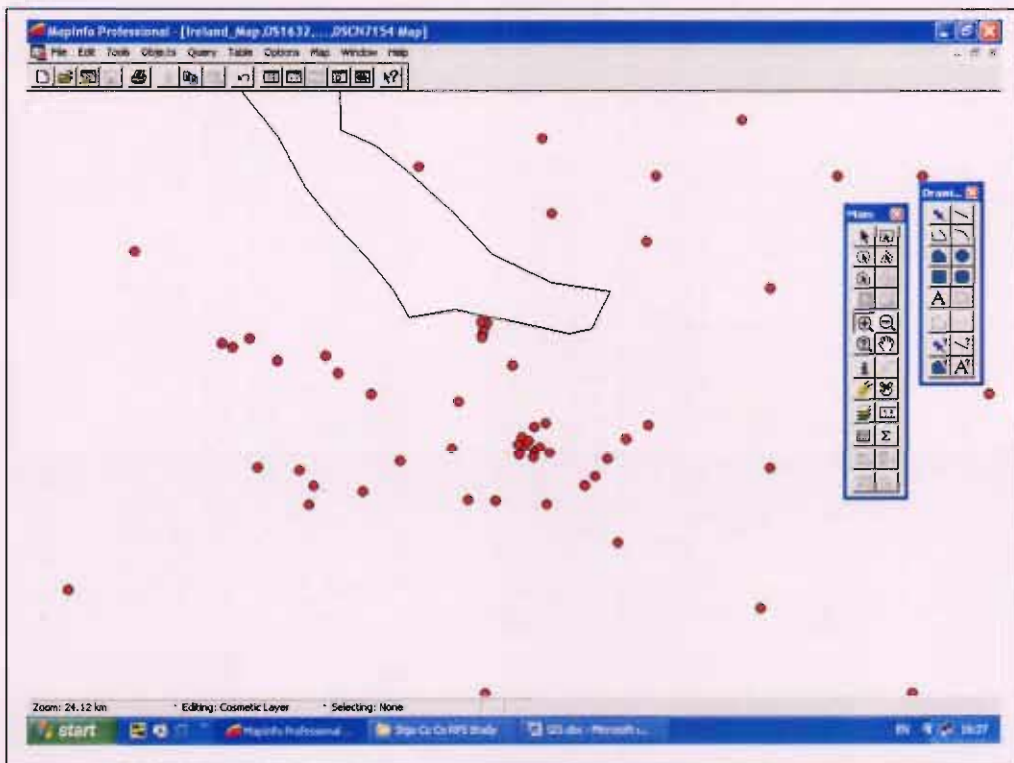**Fig 99:** Zoom: scale 1 = 48.23 Km

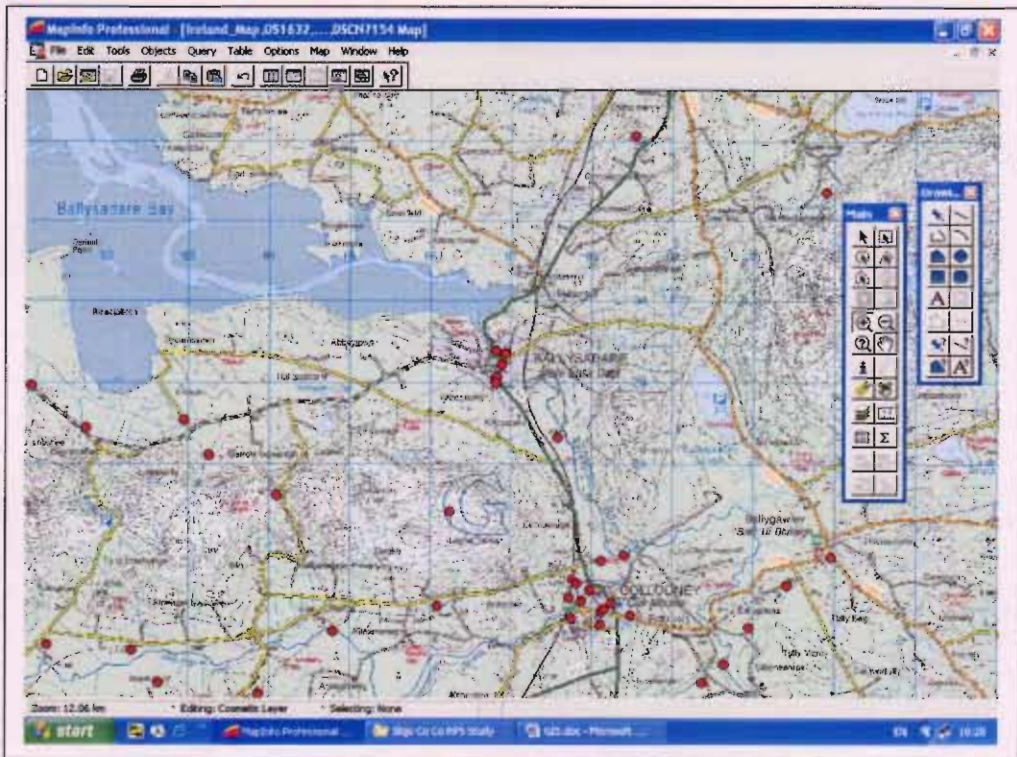**Fig 100:** Zoom: scale 1 = 24.12

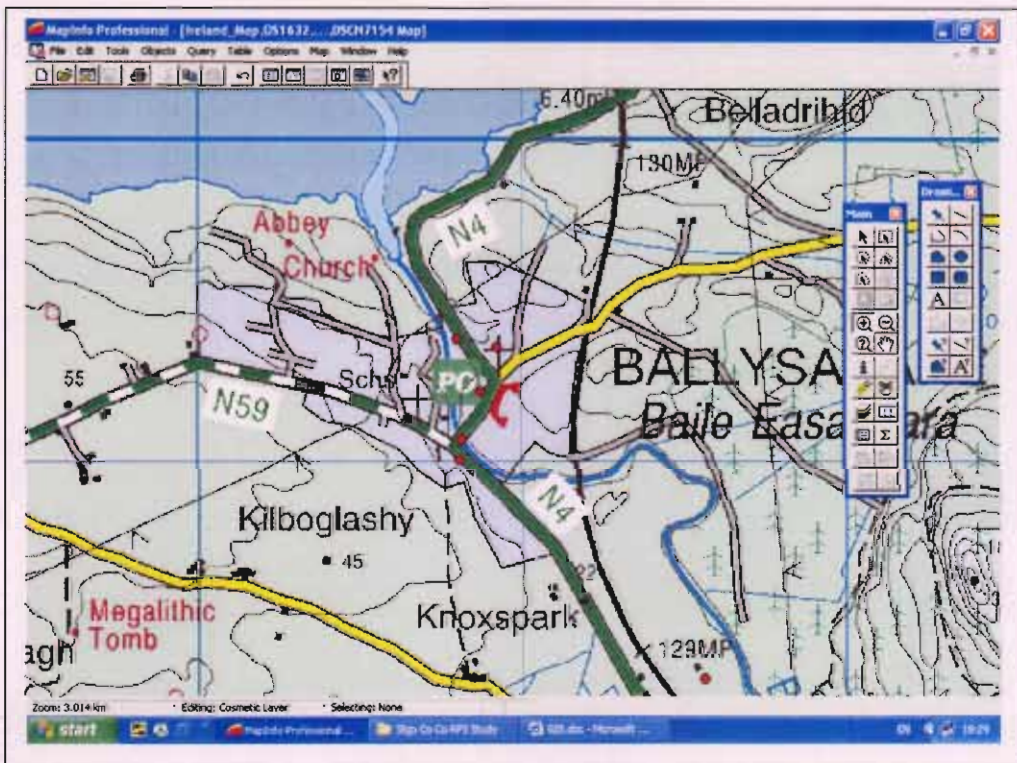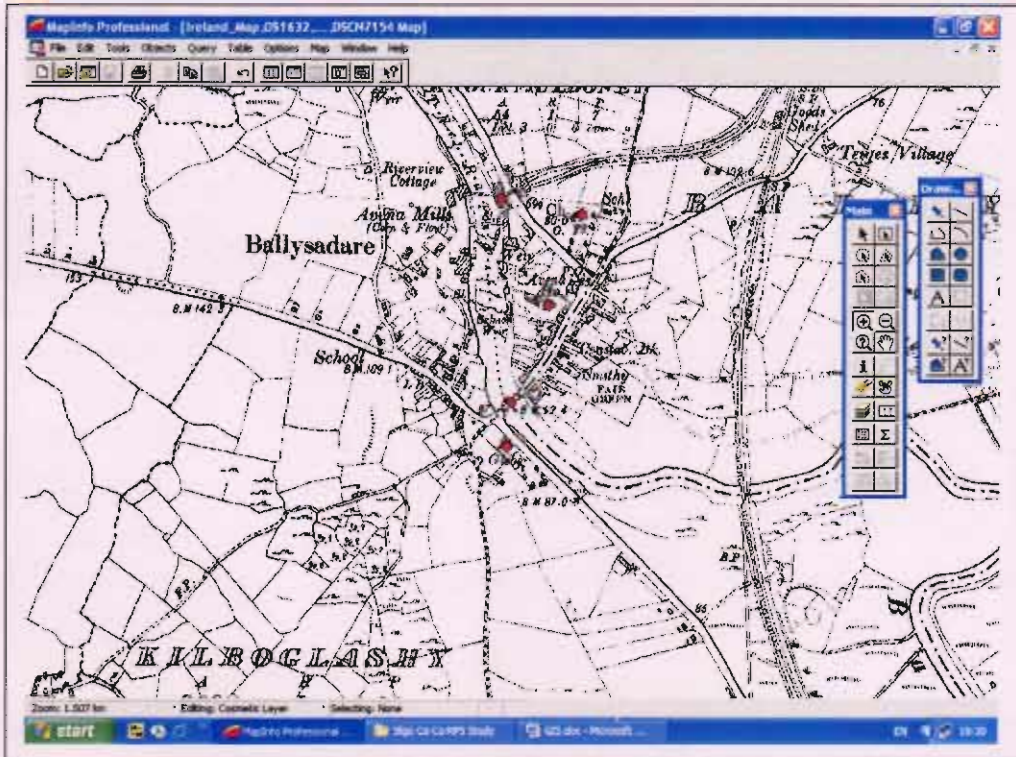**Fig 101:** Zoom: scale 1 = 12.06 Km

Fig 102: Zoom: scale 1 = 3.014 Km
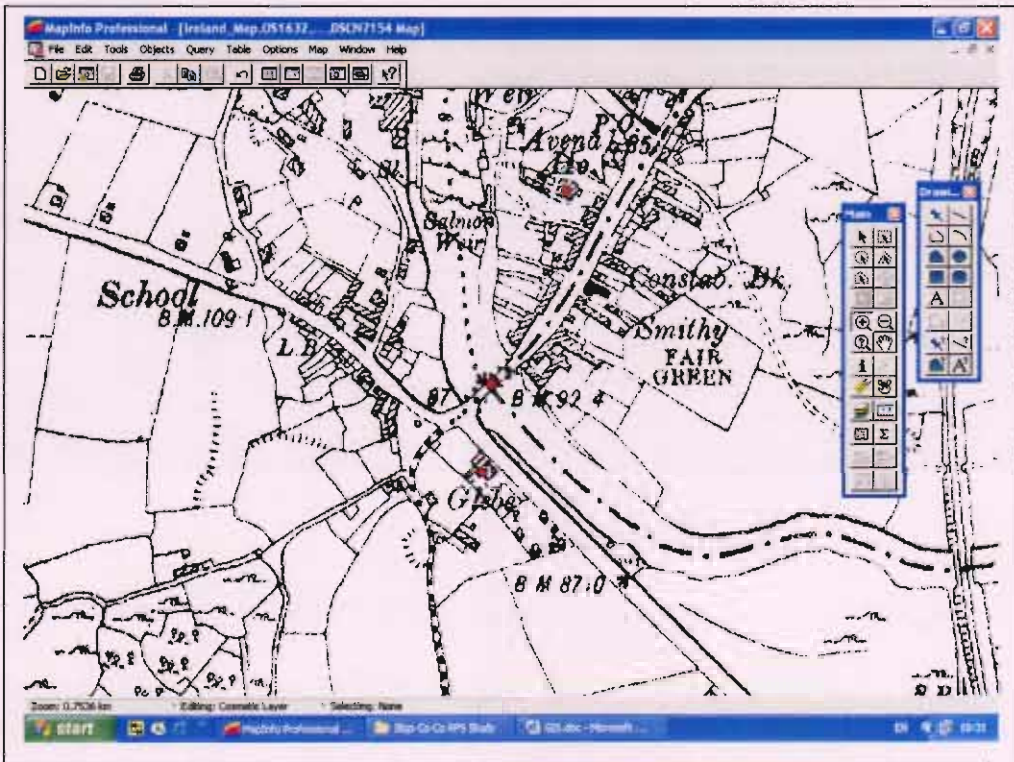
Fig 103: Zoom: scale 1 = 1.507

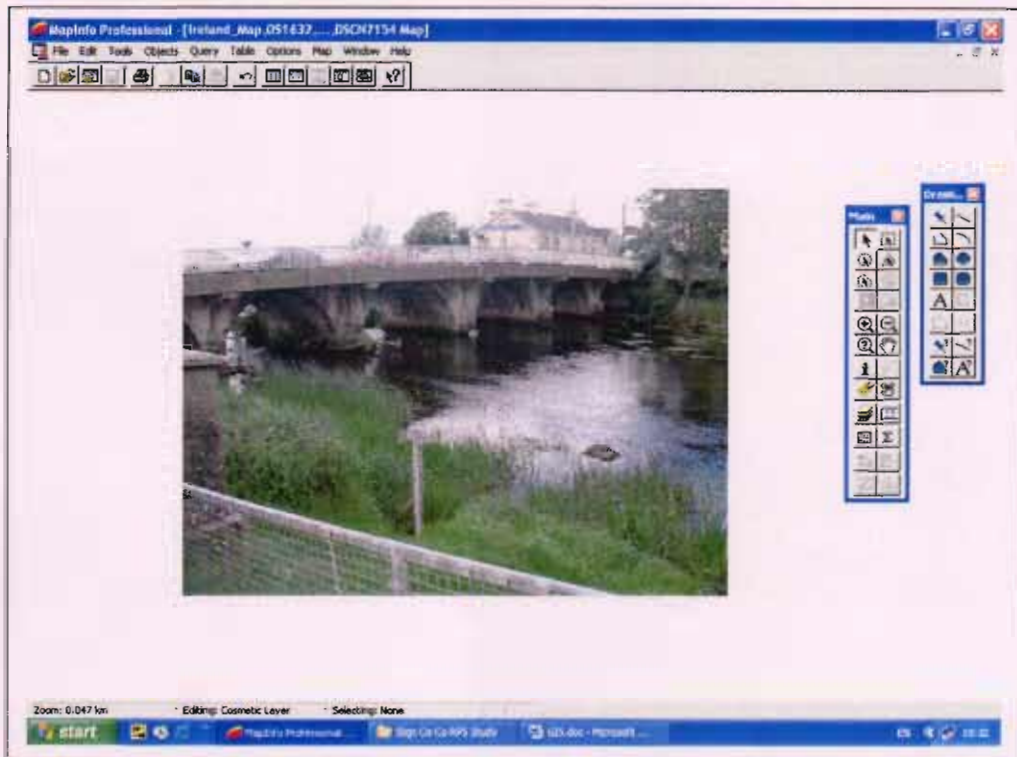**Fig 104:** Zoom: scale 1 = 0.7536

Fig 105: Zoom: scale 1 = 0.047 Km

1.8   CONCLUSION

The use of GIS to facilitate better communication and coordination has received widespread recognition in business across the board. The role of GIS in the conservation industry should be equally exploited. The recording of information is an important aspect in conservation and the storage and retrieval capabilities of recent document management systems cannot be sufficient for the vast quantities of knowledge which needs to be recorded. An information system such as the GIS used for this study will allow conservation information and data to be managed more efficiently in any project not just specifically for RPS Management.

2. Dalkey Proposed Architectural Conservation Area (ACA)

Management & Manipulation of Recorded Data to assist Character Appraisal and formulation of ACA Objectives
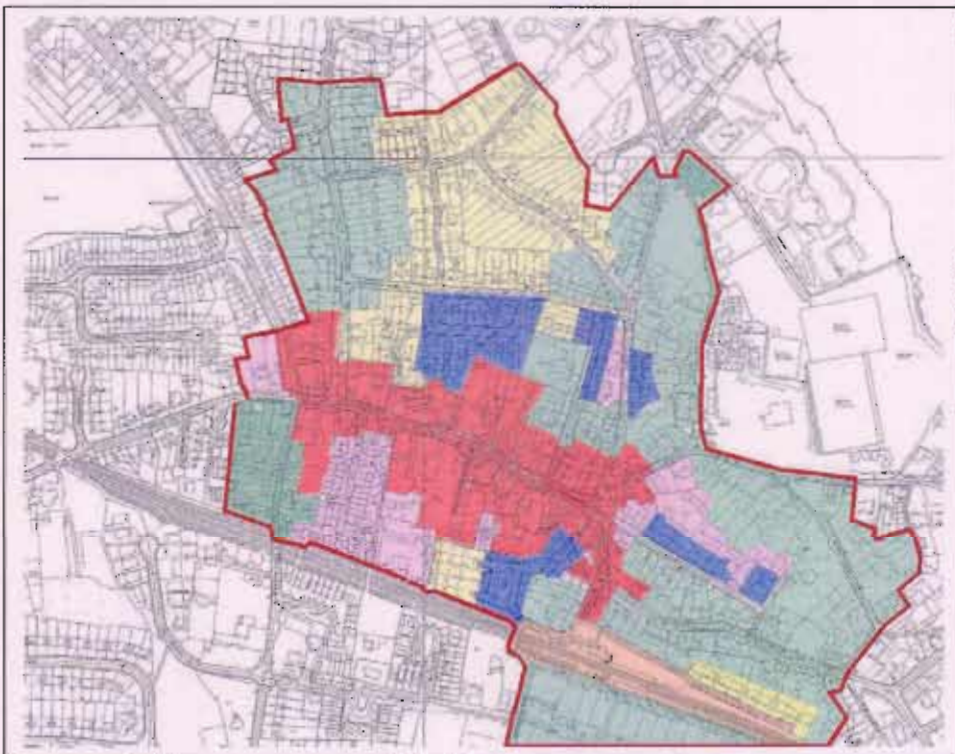
BACKGROUND

The primary focus of this chapter is to illustrate how the recorded ACA data may be managed and manipulated so as to accurately appraise the character of the Dalkey area and to formulate appropriate planning objectives for the ACA. This study has been broken down into three separate sections

1. Management and display of recorded data
2. Character appraisal of area, and
3. Formulation of objectives for proposed ACA.

Data from Chapter 2 Section 2 'Dalkey – Architectural Conservation Area (ACA) Study' has been used as the basis for this chapter.

2.1 INTRODUCTION

The Dalkey ACA recorded data was managed and displayed with the help of the Geographical Information System (GIS); Mapinfo Professional and the photographic and map manipulation program Paint Shop Pro.

Colour Coding of Maps to Display Data

The colour coding of maps proved to be a most economical and descriptive method of displaying and managing recorded data relating to the proposed Dalkey ACA. Ordnance Survey Maps 1:1250 for the six primary streets[1] were colour coded so as to display data relating to each structures age, use and number of storeys. The following colour coded system (fig 106) was developed for each street;

Fig 106: Map colour coding keys

Residential	Medieval	Single Storey
Commercial	Pre 1800	Single storey over basement
Religious	1800-1837	Single storey with dormer windows
Public/ Educational	1837-1868	Two storey
Transportation	1868-1907	Two storey over basement
	1907-1950	Two storey with dormer windows
	1950-2004	Three storey +

Land use	Age	Number of Storeys

Three maps for each of the six primary streets were then colour coded under the headings of 1) Land use 2) Age and 3) Number of Storeys. The colour coded maps were produced in Paint Shop Pro 8 (fig 107) with the assistance of the flood fill tool and the colour palette.

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[1] As identified in Sub-section 2.2.7
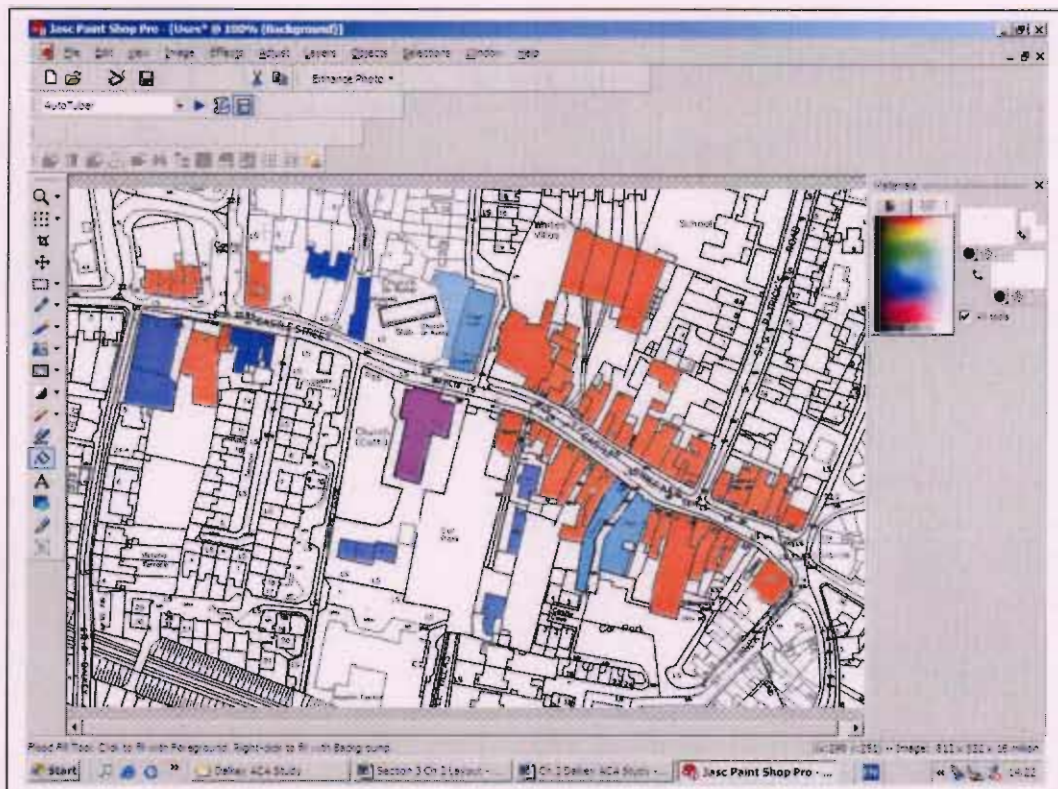
Fig 107: Colour coding map in Paint Shop Pro

Following are the three completed colour coded maps for Castle Street (figs 108-110)

Fig 108: Map 1 – Land use map

Fig 109: Map 2 – Age

Fig 110: Map 3 – Number of storeys

Layering of Maps using a GIS

A Geographical Information System (GIS) was then used to order the colour coded maps for each of the primary streets so that they could be displayed on a layered basis. The GIS used was Mapinfo Professional 7.5 with the Layer Control function allowing for all maps to be opened at the same time. The Reorder Tab on the Layer Control menu provides the opportunity for the re-ordered maps to be displayed in sequence. An aerial photograph of the Castle Street area was also opened with the colour coded maps.
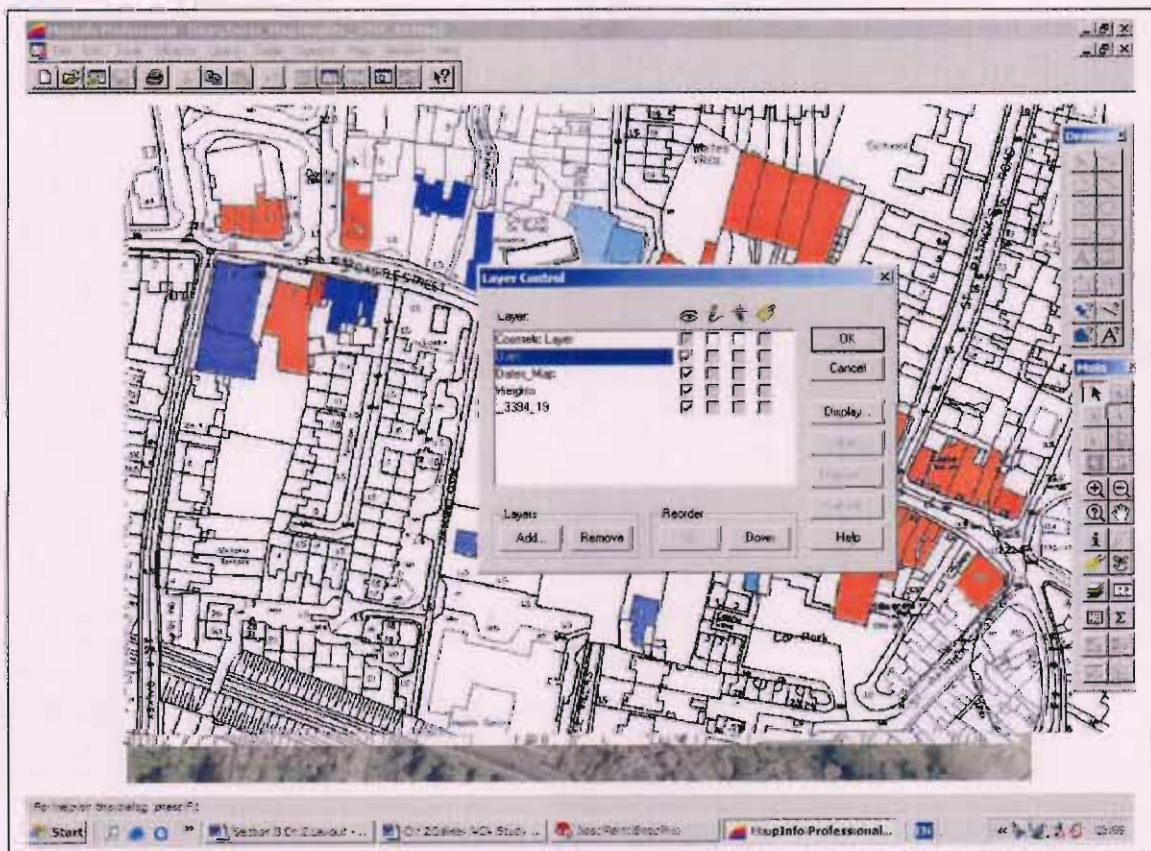
Fig 111: Layering of maps and photography using Mapinfo

This layering or re-ordering process can be better understood through the following visual explanation (fig 112):
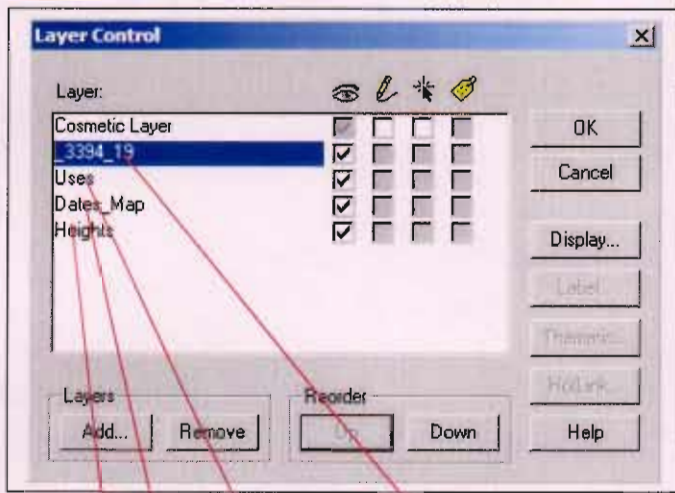
Fig 112: Visualisation of each layer
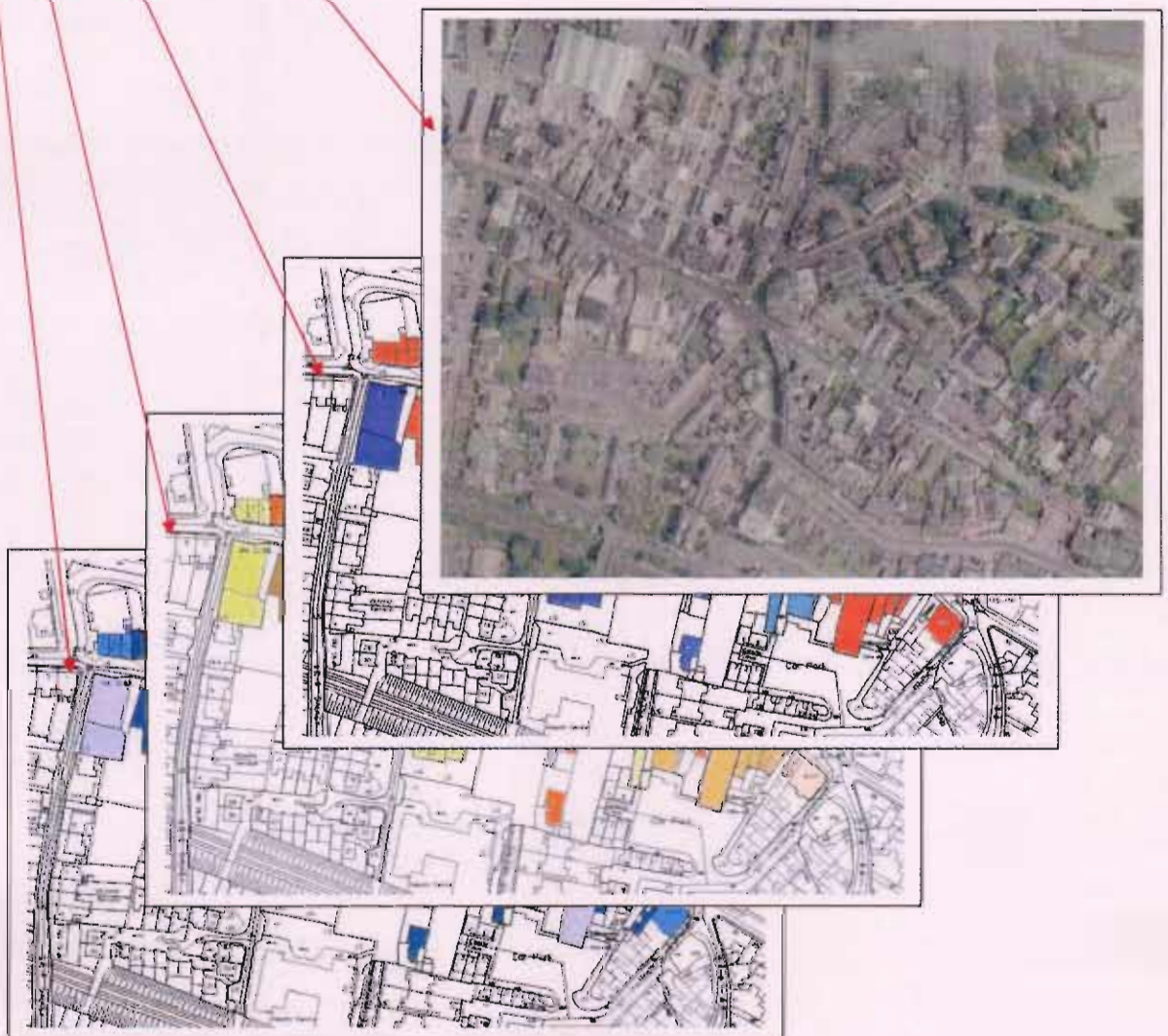
2.2   AREA ZONING

Dalkey is made up of several independent zones from the commercial zone to the 19th century residential zone. Each of these zones requires its own individual planning objectives which adhere to the concepts and principles of the ACA. There were six separate individual zones identified after the Dalkey recording work was completed:

Zone 1: Business Core
Zone 2: 19th century residential zone
Zone 3: Late 19th century residential zone
Zone 4: Mid-20th century zone
Zone 5: Late 20th century zone
Zone 6: Railway Station

The following colour coded zoned map (fig 113) was produced as an aid to the formulation of objectives for specific areas of the proposed ACA. Paint Shop Pro 8 was used to demarcate and colour code the different zones.
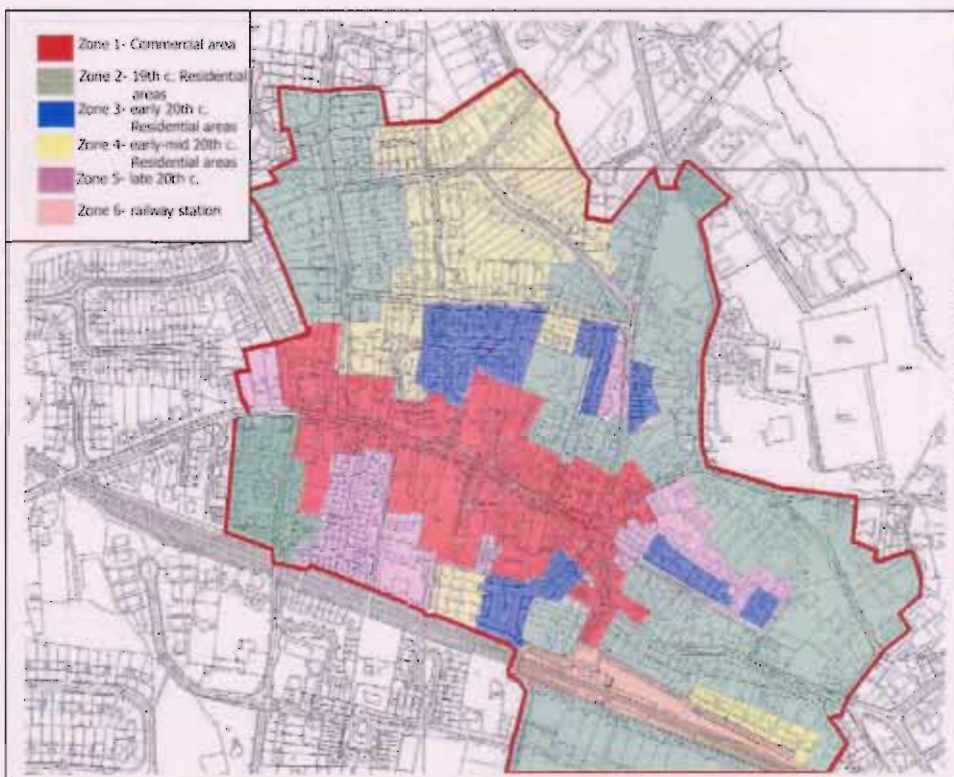
Fig 113: Colour coded zoned map

2.3   CHARACTER APPRAISAL OF DALKEY

Dalkey's architectural and cultural significance exists on a number of levels with several strands standing out in defining the area's particular importance. These strands or features became evident due to the recording of the area for the purposes of designated it as an ACA. An accurate appraisal of the character of Dalkey would not have been possible were it not for the comprehensive in-depth recording of the historical (desktop) and architectural (built fabric) makeup of the area.

The recording of the area highlighted the importance of several factors to the character of Dalkey. Considered of most significance include:

- The coastline
- The historical development of village
- The harbour's
- The stone tower's
- The railway
- The industrialisation of area
- The architecture

Coastline

For sheer breathtaking views and scenery the coastline of Dalkey is surely un-paralleled for its natural beauty and unspoilt nature in Dublin, if not Ireland. Fortunately, sections along the coastline from which to view prospects of Dublin Bay and Dalkey Island have been retained. Chief amongst these is the public park overlooking Dalkey Sound and Dalkey Island itself.

Some of the key views include the aspects looking out over Dublin Bay towards Howth. The value and excitement of these vistas need to be properly identified and protected as part of the intrinsic character and beauty of the area.

Historical Development of Village

From close inspection of historical mapping for the area it is evident that the historical street layout of Dalkey greatly influenced the configuration and structure of

the village. Other factors which triggered development in the area and, as a result, had a significant influence in the formation of the village include:

- The Bianconi carriages from Dublin[2] choose the market place at the east end of the village as a scheduled stop
- the access routes in and out of the quarry constricted residential development to the southwest, and
- the network of access routes up and down from the harbours at Coliemore and Bullock were constructed in a winding fashion due to the rough terrain.

Harbours

Unrivalled in scale, technical detail and charm are the historic harbours of Coliemore and Bullock, both of which served over loaded ships trying to lighten their cargo en route into the treacherous shallows of Dublin Bay and Port. These southern harbours were also used as a point of demarcation, and several structures and distinct groups of buildings associated with this 17th century period still remain in Dalkey. Chief amongst them are McDonagh's Pub and the Queen's Pub, both of which externally retain the proportions and scale of their late 17th century/early 18th century origins. Both establishments provided accommodation where travellers, waiting passage to England passed the time.

Stone Towers

Dalkey retains two of its original seven stone towers, which were constructed as part of the village's defences. The manner in which the main street is laid out, its scale and grain also suggests medieval influences, particularly the manner in which the main street winds and its vista is closed off by the Goat Castle. Of particular relevance in Dalkey is the fact that the Goat Castle has retained a vital role within the community serving as the Council chamber.

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[2] Bionconi coach service was an all-Ireland coach service which connected towns and villages with Dublin

Railway

The sympathetic manner in which the railway was counter-sunk into the ground so as not to impede the views or vistas of the main residences in Dalkey led to the system to be known as the 'metals'. The construction of an attractive station building and in close proximity, accommodation for railway workers, added a new style of red brick Victorian architecture to Dalkey.

Industrialisation

This significant period of industrialisation and innovations in the early-mid 19th century dramatically changed the character and topography of Dalkey. The greatest impact was the extensive and systematic removal of the rocky outcrop of Dalkey Hill extending towards the coastline, which created a dramatic industrial scarred landscape as a backdrop to present day Dalkey.

One of the truly marvellous aspects still evident in Dalkey is the substantial amount of granite details and features to be enjoyed, particularly the stone boundary walls which flank the network of roads and pedestrian routes around and into the village.

Architecture

The Dalkey/Killiney environs contains an elite grouping of substantial villa type houses with landscaped demesnes dating from the late 18th to early 19th century, when the prospect of the coastal living attracted wealthy gentry to settle along the South coast of Dublin Bay. This provides the coastline with an unusually intact and mature setting and natural environment, which is worthy of preservation.

Dalkey retains an extraordinary diversity of house types ranging from workers cottages and more substantial villas and terraces to the larger residences with maturely planted grounds. The architectural character of Dalkey, for the most part, retained by the owners of these residences, makes this one of the best-preserved and architecturally rich areas of the county.

Dalkey also retains an exceptional collection of vernacular type houses such as the fisherman/labour cottages and the factory/quarry managers villas scattered around the village. The pressures of development and increased densities place these small-scale structures under huge stress. However, the richness and diversity apparent in Dalkey's architectural heritage today is directly attributable to these building types.

2.4   OBJECTIVES FOR THE ACA

Suggested objectives for the regulation of development within the proposed Dalkey ACA were laid out with the benefit of the knowledge gained throughout the recording stage of the project. The following headings are a suggested list of possible objectives, which the planning authority should consider developing upon within the confines of any possible ACA plan for Dalkey. These headings follow the format of the sole fully operational ACA in this State.[3]

Retention of Historic Character (materials, scale, plot width)

The ACA status will ensure that all works that constitute a material alteration to the exteriors of non-protected structures in the Architectural Conservation Area will require a specific grant of planning permission. Owners/occupiers in an ACA are advised to consult with the planning authority prior to undertaking any development including any physical works or change of use within the Architectural Conservation Area.

Design Guidelines for New Build

Little room for new development exists within the boundary of the proposed Dalkey ACA with the entire landmass built upon, leaving only a small number of designated sites with the potential to accommodate new build. The current building stock of the proposed ACA is generally of quite a high standard with vernacular style cottages and artisan dwellings forming a quintessentially rural cum urban atmosphere.

The ACA designation ensures that any proposal for new build must adhere to a very strict set of criteria and guidelines administered by the local authority. This guarantees that any such new development sits harmoniously with both the natural environment and the built environment of Dalkey.

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[3] Dublin City Council, 'O'Connell St ACA Plan',
http://www.dublincity.ie/Images/acafinalreportjuly2001_tcm35-17122.doc, 2001

Management of the Public Domain

The quality and presentation of Dalkey's public domain does not reflect the architectural or civic importance of the area. The use of poor quality materials such as concrete slab footpaths in place of Wicklow granite paths detracts from the architectural quality of the buildings in the area. The provision of a poor public lighting system and an uncoordinated range of street furniture further detracts from the architectural character. It may also be said of the laneways that they do not fulfil their potential due to vandalism and neglect.

The publication of an ACA plan for Dalkey would provide for a co-ordinated approach to the introduction and improvement of such features as paving and street surfaces, street furniture, signage and traffic management for the area.

Landuse

A primary objective of the ACA is to attract and secure a sustainable range of uses for the Dalkey area. To achieve this objective, there should be a strong presumption in favour of granting planning permission for higher order retail outlets at ground floor level especially to Castle Street. Desirable retail uses will include fashion outlets – both multiple and independent stores, 'lifestyle' stores, 'flagship' stores, niche and specialist retailers.

The use of first floors predominantly for storage or for office usage should not be favourably considered. Office uses should be permitted to first floor level with active encouragement aimed at the provision of residential units.

The ACA Plan should state that planning permission would be refused for uses that detract from the essential character of the street. In addition, the Plan should set out a number of requirements within its framework for applications which the local authority would positively consider.

Utilities

As a rule, a greater cooperation between the local authority and the various utility companies should be fostered, with codes of practice drawn up and stringently enforced. Competition demands may well increase the number of necessary service providers in future years. As newer technologies come on-stream, such as broadband, digital TV and 3G mobile phones, the competition for space in which to locate hubs in the public domain and access points to the private domain will increase exponentially. Therefore, an atmosphere of collaboration and support must be fostered with immediate effect.

General Objectives for Prominent Building Features

The ACA plan for Dalkey should include guidance notes for residents on prominent individual features of structures such as roofs, windows, doors, shopfronts and external wall renders.

Advertisement Structures

Throughout the area, many advertisement structures have been mounted or erected on buildings to advertise either the ground floor or upper floor uses or to advertise a separate business or product. In many instances, these advertisement structures are out of keeping with the architectural character of the area and detract from the buildings. The unsuitability of these structures is generally related to the inappropriate location, scale and proportions of the advertisement structures together with the extensive use of unsympathetic materials and illumination. Clear guidelines should be provided within the confines of the ACA plan so as to encourage the use of an appropriate range of signs and advertisement structures.

Specific Zoning Objectives

Each specific zone contained within the proposed Dalkey ACA has its own individual characteristics. It is therefore suggested that specific planning objectives be drawn

up for each zone within the confines of the ACA plan. Contained within these objectives should be guidelines on:

- Building height & Scale
- Building types and uses
- Paving
- Traffic & Parking
- Open Space.

2.5   CONCLUSION

This chapter has illustrated how the use of information technologies greatly enhances the knowledge pool and therefore greatly facilitates the formulation of appropriate planning objectives for historic areas such as Dalkey. If GIS, in particular, were to be used by the local authority to evaluate the effect the proposed ACA objectives would have on the historic centre of Dalkey then it is possible that these objectives could be improved for the benefit of the area[4].

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[4] MacKay Daniel, 'Using GIS to Assess Preservation Legislation', National Preservation Conference: GIS & Preservation: Working together Symposium, http://www.keimaps.com, Denver, Colorado, 2003

3.　　　　DEVELOPMENT CONTROL

Analysis of Case Studies illustrating the use of architectural/historical recording as a decision-making aid
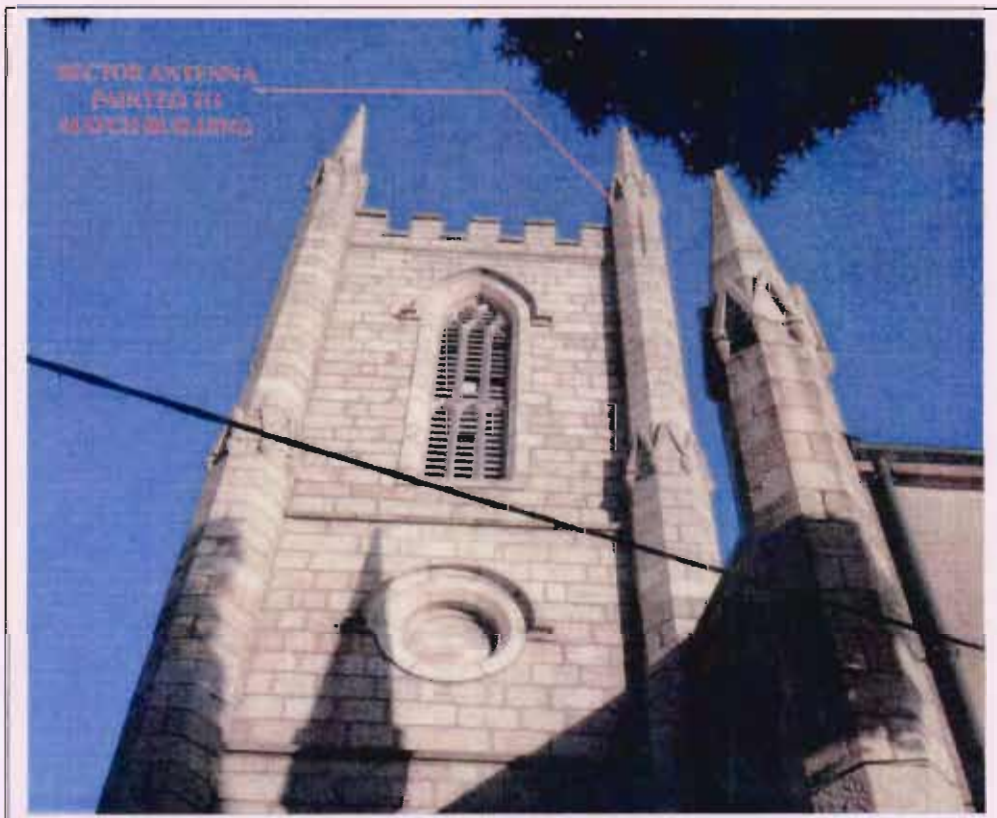
BACKGROUND

The recording of historic structures can be conducted in many ways and is an essential element in planning applications involving such structures. Knowledge of the construction and importance of an historic structure cannot be gained without such recording works having first been carried out. The depth of the recording resources devoted to individual historic structures varies greatly depending on a variety of factors:

- The importance of the structure
- The expertise of the recorders
- The technological tools available to the recorders
- The timescale in which recording work is allowable
- The significance of the proposed works with respect to the historic structure.

3.1   INTRODUCTION

This chapter examines a number of case studies relative to the recording of historic structures for specific planning applications. The recording of an historic structure is conducted so as to guide both the designers and planners as to the appropriateness of any proposed development to an historic structure under investigation. The following table (fig 114) provides the details of the three case studies analysed, the planning proposal for each, the recording purpose and the legal status of the structures[1].

Structure	Recording Purpose	Planning Proposal	Legal Status
Crinken CoI Shanganagh Co Dublin	Recording of Place of Public Worship	Erection of Mobile Phone antennae to spire of Church	Protected Structure
No 71 Grafton St D2	Declaration	Refurbishment of Shop	Protected Structure
Former Leinster Arms Hotel Athy Co Kildare	Inventory as part of an Architectural Heritage Impact Assessment	Change of use from hotel to retail with introduction of shopfronts to ground floor.	Not a Protected Structure

Fig 114: Planning Application Case Studies

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[1] The recording stage to the different case studies was documented in sub-section 2.3.3

3.2 DECLARATION CASE STUDY

The compilation of a Section 57 Declaration for No 71 Grafton Street Dublin 2 was facilitated through the architectural/historical recording of the structure[1].

Historical Appraisal

Henry Shaw's Pictorial Guide of Dublin[2] (not to mention the late Victorian appearance of the premises) indicates that the structure was rebuilt in the later half of the 19th century. The original structure, as can be seen in Shaw's sketch and in historic OS Maps and Rocque's Map, was similar in scale, plot size and function (i.e. the original structure had a shopfront) to the existing building.

It is thought that the present structure was built c.1890 due to its late Victorian appearance and also due to the sudden change in its occupancy[3] with various different retailers and businesses replaced by Slyne & Co Drapers at this time. Slyne & Co Drapers remained the registered occupant right up until the late 1960s after which time a footwear retailer, followed by a ladies wear retailer, followed by a café, followed by a menswear retailer were the registered occupants.

It is quite probable that any original features to the shop were lost after the original occupants Slyne & Co Drapers moved out in the late 1960s with the shop redesigned to suit a different sales pitch.

Architectural Appraisal

No 71 Grafton Street is a corner-sited two-bay four-storey red brick gable-fronted building, c.1890, with canted corner, terracotta dressings and columned shopfront at

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[1] The recording procedures used in the investigation of this structure have been detailed within the parameters of sub-section 2.3.3.1

[2] Shaw's Pictorial Guide provides a sketch description of many of Dublin's city centre streets. The sketches were drawn in 1845.

[3] See Thom's Dublin Street Directory Record (2005-1845), 'Historical Appraisal – Occupancy History', sub-section 2.3.3.1

ground floor[1]. The external elements to the structure, such as the timber framed casement windows, the fenestration, the terracotta walled façade and shopfront are predominately original with the structure and are in fine condition. Indeed, it is the structure's fine Victorian appearance that defines its character.

The structure, however, has been much altered internally since its construction c.1890 due to the various different retail activities the building housed. All fixtures and fittings, joinery and most plasterwork in the building are of a modern origin[2] with the exception of some sections of early decorative cornice to the first floor.

The timber framed tri-partite windows are of an early style and are contemporary with the Victorian structure. The upper floor windows retain their timber-moulded architraves, which may also be original. The entrance door, which is timber framed and consists largely of glass is most likely a mid 20th century incorporation.

The floorboards to the ground floor and mezzanine have a modern timber panelling finish with plasterboard covering the walls. Floors to the upper levels have a modern linoleum covering. The rear staircase is an original plain timber dog-leg staircase. Sections of original timber moulded skirting exist within the structure. The floor plan to the ground floor has been altered extensively with the floor plan to the upper floors remaining largely true to the original designs (with the exception of much partitioning). No other features of architectural significance exist within the structure.

Impact Assessment of Proposed Works

The recording of the historic structure allowed for a full understanding of the character of the building. Knowledge gained through the recording process allowed the applicant to design the refurbishment proposal in such a way as to not compromise the architectural/historical character of the structure.

The resultant design proposal concentrated on the internal fabric of the structure with only modern materials removed. All early/original features were unaltered by

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[1] Dublin Civic Trust, Unpublished, 'Section 57 Declaration for No 71 Grafton Street', Dublin City Council Declarations, 2005
[2] Probably dating from the most recent renovations in the early 1990s

the proposed development. The exterior to the structure was to be largely unaltered by the proposal with only the signage to be redesigned and the entrance door to be relocated.

Significance of Section 57 Declaration

The Section 57 Declaration proved a useful tool for the applicant as it provided written confirmation from the planning authority as to what type of works it felt would affect the character of the Protected Structure. This Declaration (see overleaf for copy) thus provided the guidelines for the applicants in the preparation of their plans for the structure.

As a result, the proposal was designed with minimal impact upon the architectural/historical character of the structure. A Section 5 Declaration[1] was then requested by the applicant, which provided written confirmation from the planning authority as to which sections of their proposal would and would not require planning permission.

Planning Authority Decision

After due consultation with all drawings and recorded material for the proposed development, the planner[2] provided the Section 5 Declaration. All works considered not to affect the character of the structure[3] were allowed to proceed without having to go through the planning application process.

All proposed internal works were allowed under the Section 5 Declaration with only the redesign of the signage and moving of the entrance doorway deemed of such significance as to require planning permission.

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[1] A Section 5 Declaration differs from a Section 57 declaration as it clearly defines which sections of the proposal would and would not require Planning Permission. A Section 57 Declaration, which is a service only provided to the owners of Protected Structures, provides guidance on the type of works which would and would not affect the architectural/historical character of the structure.

[2] Hugh Mannion, Executive Planner, Dublin City Council

[3] As identified in the Section 57 Declaration

3.3 PLACE OF PUBLIC WORSHIP CASE STUDY

The following 'Place of Public Worship study' was facilitated by the architectural/historical recording of St James, Crinken Church of Ireland, Church Shanganagh Co Dublin[1].

Historical Appraisal

A comprehensive historical record of the church was compiled with the aid of church files. This record highlights a number of key events, significant individuals and details the maintenance and improvement works as carried out on the structure. Following are some of the main points highlighted by the record:

- The beginnings of the church – The first meeting took place in 1820 with a Mr Robert McGhee chairing
- Early congregation – the prominent individuals involved in the setting up of the church were recorded
- Individuals who inspired the building of the structure and the monies involved
- The date of the church building opening – 28 June 1840.
- The first Preacher – Canon Daly who was later to become Dean of St Patrick's Cathedral
- Details of the registers of services – entries continued to be written up until Easter Sunday 1865
- Damage to church – There was a fire in the summer of 1921, which caused significant damage to the interior of the structure
- Associated buildings – The record provides details of some of the associated buildings including Crinken Hall and the Parsonage
- Details relating to the furnishing of the church – The furnishing of the church was mainly inspired by the Hackett' s, father and son, who were the resident curators for the first sixty years of the Churches existence

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[1] The recording procedures used in the investigation of this structure have been detailed within the parameters of sub-section 3.3.3.2

- Windows of the church – Crinken Church has five exceptional stained glass windows. The historical record details the story behind each
- Tablets – The tablets around the Church record the names of local officers and men who died in World War I
- Maintenance and Memorials – The historical record details the list of maintenance works as carried out by the church over the course of the 20th century[1].

The thorough recording of these historical files led to the creation of a comprehensive historical record for the structure. This, in turn, allowed for an accurate appraisal of the historical significance of the structure.

Architectural Appraisal

An appraisal of the architectural quality of the structure was only possible after a full architectural record was documented. This inventory took cognisance of the complete structure and its surrounds; not just the special features which stand out. The inventory allowed for an analysis of the external features to the structure under the following headings: a) Composition b) Roof c) Walls d) Side Elevations e) Modern Extension f) Chancel & East Elevation g) Crypt h) Vestry j) Windows k) Doors l) Site

The inventory allowed for an analysis of the internal features to the structure under the following headings; a) Composition b) Floors c) Walls d) Ceiling e) Windows f) Doors g) Chancel h) Memorials i) Gallery j) Organ k) Staircase.

Through analysis of the architectural fabric of the church, it was acknowledged that the building is of a high significance in terms of its setting, architectural content, history and social importance.

The architectural inventory of the structure was deemed necessary so as to gain a thorough understanding of the structure's architectural quality. It was not until such

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[1] Dublin Civic Trust, Unpublished, 'Historical Appraisal of St James Crinken Church of Ireland Church, Shanganagh, Co Dublin', March, 2004

an understanding was gained that the architectural recorders[1] were in a qualified position to offer guidance and assistance to the applicant with regard to the successful introduction of the proposed telecommunications structure to the church spire[2].

Impact Assessment of Proposed Works

The architectural recorders were in a position to offer advice and recommendations to the applicant with regard to the successful integration of the different elements to the telecommunications system after a full understanding of the architectural and historical significance of the structure was achieved. After this recording stage,[3] the logistical concerns of integrating the telecommunications system with the historic structure were addressed with recommendations provided.

From the outset of the discussions with the applicant it was acknowledged that church building would appear to be an ideal host for such 'telecommunication stations'. However, it was also understood that there were some very sensitive issues, which needed to be addressed before the building in question could be deemed a suitable location for such a development. Some of these issues, which could possibly affect the architectural integrity of the structure, concerned the design, location & installation of the following features;

- Antenna system
- An Equipment Cabinet
- Cabling to connect the components together, including connections for power supplies and communications

In addition it was emphasised that a Maintenance Program of works would have to be put in place so as to secure the long-term up-keep of the telecommunications station; thus reducing the impact on the Protected Structure.

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[1] Ronan Olwill and Mariam Isa Nouri (Conservation Architect) were the Architectural/Historical recorders for the project
[2] Dublin Civic Trust, Unpublished, 'Architectural Inventory of Crinken Church of Ireland Church, Shanganagh, Co Dublin', March, 2004

Antennae Requirements

One or more antennae are needed in every 'telecommunication station' installation. These antennae are used to transmit and receive signals to and from handsets in the local area.

The number of antennae in the system depends on the area to be covered around the station. Each antenna has a controlled beam pattern to provide a sector of radio coverage. The most commonly used sector is about 120 degrees, and normally three antennae are used to provide the full 360 degree coverage[1]. The most commonly used antenna is a vertically mounted unit of between 40cm to 150 cm tall and 15 cm wide[2].

Consideration of Works

When assessing the proposed works, particular consideration was given to the following two issues:

- The location of the antenna: It was emphasised by the recorders that the antenna should be located in such a strategic location so as to minimise any negative visual obtrusion to the overall setting of the church
- The appearance of the antenna from the public realm: the recorders suggested that the antenna be painted or surrounded by a shroud to match the built fabric of the church.[3]

Appraisal

- It was intended that the three RF sector antennae would be façade flash mounted. By using this method, the antennae were to be flush with the walls of the pinnacles. Whilst these were to be approximately 1.5 – 2.0 metres in length and were to be standing proud of the wall surface, it was intended to camouflage them to match the façade. It was anticipated that

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[1] As was the case with the proposed development
[2] Specification advice from the Applicant three-fold Project Management
[3] Department of the Environment Heritage and Local Government, 'Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities' Government Publications, Molesworth Street, Dublin, 1996

this measure would minimise any loss of visual amenity from the public realm

- The presence of two 2 metre poles and their attendant point-to-point dishes of galvanized steel would ordinarily be a cause for concern. However, it should be noted that these poles would rise only approximately one metre over parapet level and would be set back from the front parapet wall ensuring minimal visibility from the front site. It should also be noted that these dishes would only be visible from the rear site and adjoining field. This field is given over to agricultural use with minimal public access, therefore the visual integrity of the building would not be overly compromised from this angle. It was intended that the two poles, together with dishes, would be camouflaged to match the façade. It was anticipated that this measure would again minimise any loss of visual amenity from the public realm

- The introduction of the ballast to the roof tower would not damage the physical fabric of the tower in any way as it was to be a free-standing installation.

Supporting Electronic Equipment Requirements

An antennae installation needs a space to house telecommunications equipment. This equipment provides the radio signals to be transmitted from the antennae, and processes the signals received by the antennae. This equipment also connects the base station to the core communications network.

Consideration of Works

- The proposed plan saw the placement of an equipment cabinet to the north side elevation of the chancel, accessed from the vestry roof.
- Ordinarily, this equipment needs to be as close to the antennae as possible, so as to minimise the amount of cabling required. In the case of St James's, CoI Crinken Shanganagh, the installation of the cabinet to its proposed location was deemed necessary as any installation to the front of the building would have had a negative visual impact.

Appraisal

- The location of this cabinet to the rear of the church would shield it from general public view. The cabinet was to be partly hidden from the rear site by the vestry parapet wall

- Although not indicated in the photomontages (see figs 115-118), it was intended that the cabinet be colour-coded and camouflaged to complement the finish of the church wall at this point. This would further diminish the visual impact of the cabinet on the structure

- As the adjoining site to the rear is private agricultural land with restricted access, it was believed that these ameliorating actions would ensure that the cabinet would have only minimal visual impact on the structure from this area.

Cabling to connect the various installed Equipment

Power cables would be needed to connect the telecommunications equipment to the electrical supply. Cabling would also be needed to connect the telecommunications equipment to the antennae. The method statement provided by Threefold Project Management Ltd in relation to this proposal states:

'Cable routes and walkways installation - Cable trays for feeders will be installed vertically (approx 7m) at the back of church from equipment to roof attic space. Tray will be covered and painted to colour of façade as it is at the back of church in almost invisible corner, it will have minor visibility impact. At this point it will enter roof attic space and run towards the bell tower and then internally to top of tower-with standard wall installation (fixation) of trays.

Power connection – The electrical installations to the Church were to be completely over-hauled as a result of the proposed development. This was due to the more demanding requirements of the proposed antennae installation.'[1]

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[1] Threefold Project Management, 'Method Statement of Proposed Installation Works to St James Col Shanganagh', 2004

Consideration of Works

Full consideration was given to how the proposed installations would affect the physical and aesthetic integrity of the church and agreement was reached over the following issues:

- The electrical cables installed to the church would be standard 16mm squared cables
- The telecommunication cables from node b would be specially designed 1.58 inch cables
- There would be only one entry point from node b made through the fabric of the building. This entry point was to be located to the eastern elevation of the nave
- The exit point for the cable tray into the bell tower was to be through an existing opening linking the attic space with the bell tower
- It was intended to upgrade the meter and to install a power cable fuelling node b, with this cable running internally[1].

Appraisal

- The cable trays containing the wiring linking the cabinet with the antennae and dishes to the bell tower were to be mounted externally to the rear elevation of the nave. It was proposed that the tray would be camouflaged to match the rendered finish of the church in this area. Despite the fact that this tray stands slightly proud of the wall, the lack of strong contrasting shadow to this north-eastern corner would ensure that the installation would appear almost flat and blend in with the surface of the wall
- A small amount of damage was set to occur to the fabric of the church at the cabling entry and exit points to the roof. It was intended that the size of these holes be kept to the absolute minimum to reduce the negative impact on the building
- It is proposed that the cables linking the wall mounted cabinet and the receivers to the tower would run internally in the roof space. These would

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[1] Specifications agreed between the Architectural/Historical Recorders and Threefold Project Management

not be physically seen internally or externally and would have minimal impact on the structure

- The final section of cabling to the tower was set to run in a cable tray located to the interior wall of the tower and exit through the current flat roof. It was to be fixed using standard wall installation screws. These factors were designed to have a minimal impact on the fabric of the building

- The upgrading of the electrical system was set to be completed with minimal loss to the physical integrity of the building.

Maintenance

It was recommended in meetings with the applicant that it would be advisable to have up-front information on the maintenance and repair procedures of the equipment from the outset. Members of St James's Parish Board would need to ensure that the building would not be damaged by installation works and subsequent wear-and-tear of the site due to maintenance and repairs. When considering the maintenance of the installation the following questions were put to the applicant:

- Is there a seasonal maintenance schedule?
- Who will perform and pay for the work?
- Will it require access through the building and at what times?
- And will access potentially damage roof surfaces, building finishes, etc:

Appraisal

In response, the applicant prepared a brief maintenance statement prior to the submission of the application:

- In relation to the maintenance schedule it was intended that the installation be inspected and maintained every three months
- This maintenance work would be carried out by the statutory undertaker[1]
- Access to the building, and in particular the roof space and tower, would be required during the construction stage and for maintenance

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[1] Hutchison 3G Ireland Limited

- Assurances were given that any works, which could potentially cause damage – such as the creation of cable entry points – would be kept to the absolute minimum
- Further assurances were given by Threefold Project Management Ltd that works would be made good upon expiration of period of planning permission[1] to the satisfaction of the local authority.

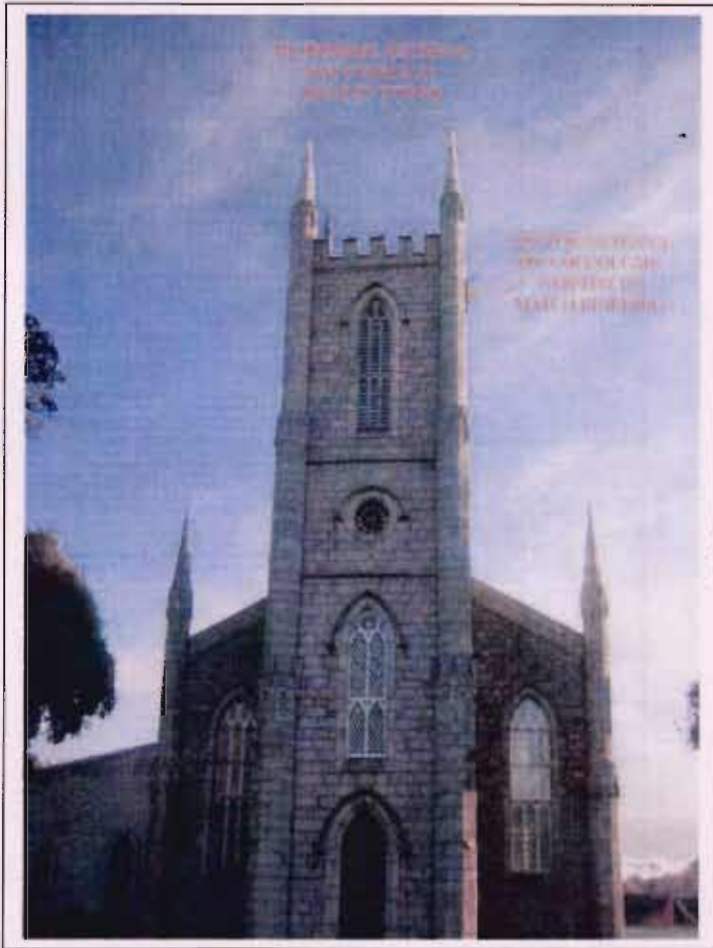[1] Including the appropriate infill of holes used to facilitate the cable trays

Fig 15: Front Elevation
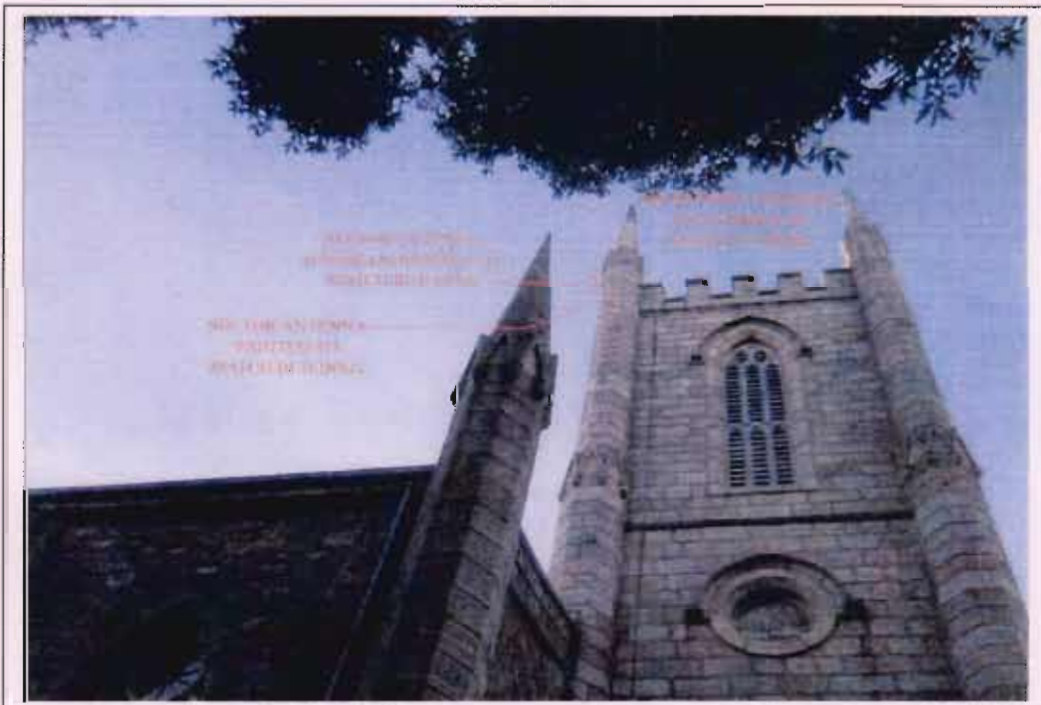
Fig 116: East Side Elevation
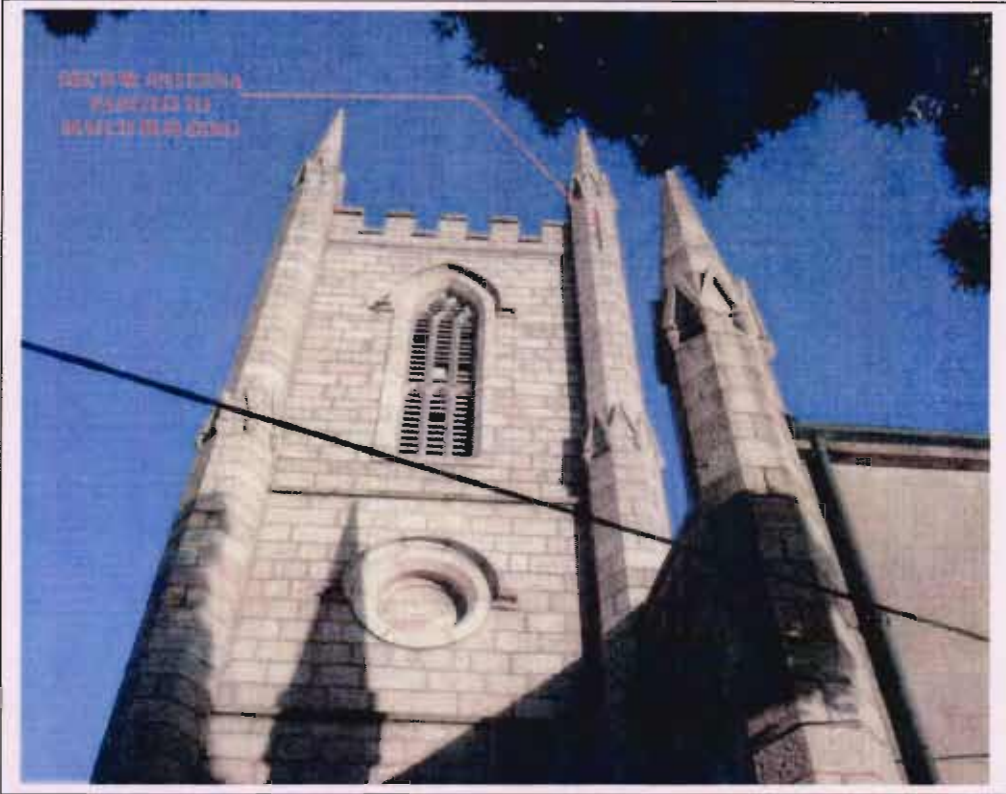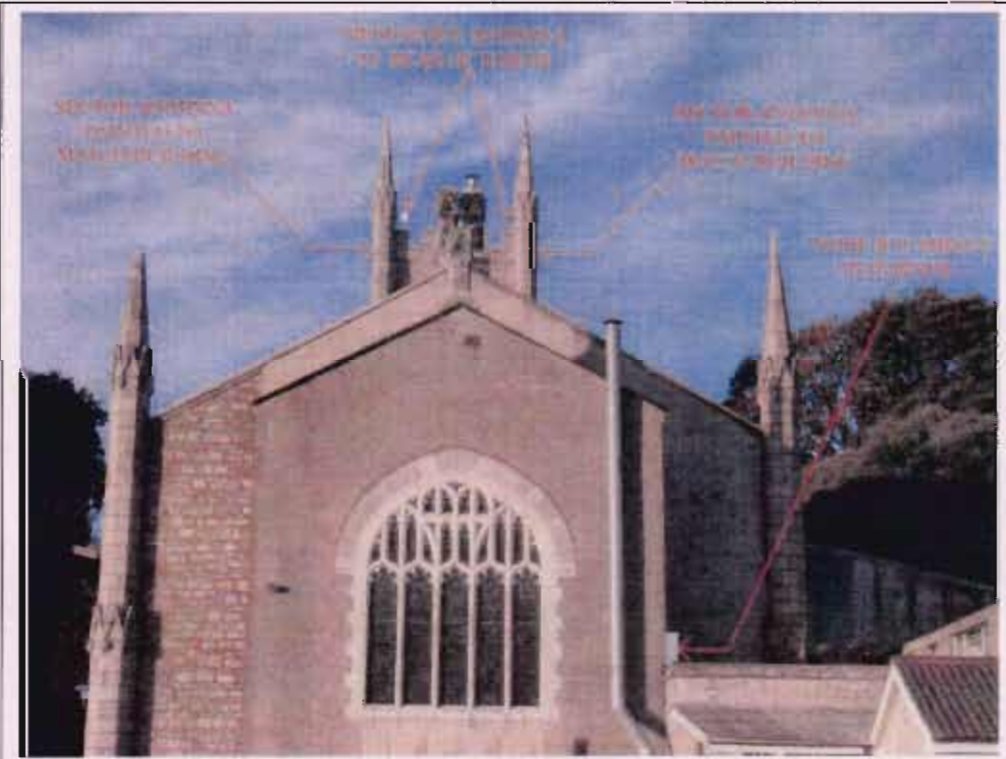
Fig 117: West Side Elevation

Fig 118: Rear Elevation

Planning Authority Decision

Dun Laoghaire Rathdown Co Council refused permission for the proposed development on the grounds that:

'It is considered that the proposed telecommunications equipment would be visually obtrusive on the tower and other parts of the church, would detract from the character and visual integrity of the protected structure and would, therefore, be contrary to the proper planning and sustainable development of the area[1]'

An Bord Pleanála upheld the decision of the local authority on the same grounds with the inspector stating the following in his report:

'In relation to the three antennae proposed, regardless of colour-coding, I consider that the affixing of this equipment to the upper levels of a protected structure, on the exterior elevations of that structure, could not be regarded as other than obtrusive, relative to the structure. In this regard the protected nature of the structure is of privacy. While it is recognised that the proposed antennae would not be overtly obtrusive, nevertheless their presence on a protected structure would be incongruous and detract from the character of the structure.

The placing of dishes on the roof of the bell tower would, in my opinion, also constitute a visually discordant element, not in character with the maintenance of the architecture and protected status of the building.The equipment cabinet would constitute a conspicuous feature, obviously when viewed from the rear. As such, it would not be consistent with the protected status of the structure.

I recommend that permission be refused for the following reason:

It is considered that the proposed telecommunications equipment would be visually obtrusive on the tower and other parts of the church, would detract from the character and visual integrity of the protected structure and would, therefore, be contrary to the proper planning and sustainable development of the area.'[2]

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[1] Dun Laoghaire Rathdown Co Council, Unpublished, 'Decision of Planning Application', Dun Laoghaire, Dublin, 2005

[2] Carroll James, Senior Planning Inspector,'An Bord Pleanála Inspectors Report', http://www.pleanala.ie/alldec051104.html,, Board Ref 06D207770, October 2004

3.4   ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

The Leinster Arms Hotel in Athy Co Kildare (fig 119) was recorded for the purpose of compiling an 'Architectural Heritage Impact Assessment' of the proposed works to the property.[1]

Fig 119: View of former Hotel Complex looking east.

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[1] The recording procedures used in the investigation of this structure have been detailed within the parameters of Section 2 Sub-Chapter 3.3.3 of this Thesis

Historical Appraisal

The historic development of the Leinster Arms Hotel (fig 120) was determined through an examination of all relevant historic records:

Fig 120: Historical development of Structure

Yellow = Section fronting onto Emily Square c. 1760 **Green** = Original Hotel Structure c.1790 **Blue** = Replica extension to original Hotel c.1820 **Red** = Two storey section to complex c.1870

Architectural Appraisal[1]

The former Leinster Arms Hotel[2] is a landmark structure within the context of Athy andl has been in existence since the 19th century and possibly earlier. The structure consists of at least four different historic stages of development with a further substantial building stage having taken place in the 20th century[3].

The structure of greatest significance is undoubtedly the section of the complex which fronts onto Emily Square[4]. While this structure has been altered externally in the past it has nonetheless been restored to its original appearance quite successfully[5]. The façade fronting onto Emily Square retains its original fenestration[6] with the square-headed window openings to the first and second floors retaining early Georgian style timber sash windows.

The three storey structure and two-storey structure fronting onto Leinster Street also retain, in the most part, their original appearance[7]. There has also been an intervention to the door opening to the two storey section. It should also be noted that the ground floor windows to the three storey section are also slightly out of line with the first and second floor windows.

Internally, the complex has lost most of its original historic fabric and layout through numerous renovations, sub-divisions and mergers over the years. Some historic fixtures such as early window boxes and the early dog-leg staircase servicing the first and second floors to the Emily Square structure are still in existence. Likewise, some early timber panelled doors and architraves are also present.

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[1] The Architectural Appraisal was assisted by the Architectural Recording of the Structure as described in Section 2 Sub-Chapter 3.3.3 of this Thesis

[2] Rated of regional importance by the NIAH

[3] The extensions to the rear of the main structures

[4] Shaded yellow in 'Historical Sections' illustration, Section 3, Sub-Chapter 3.3.1 to this Thesis

[5] With the exception of the mock-Georgian style timber doorcase

[6] It is presumed that the shop (as illustrated in the c.1900 image of the structure to Section 2, Sub-Chapter 3.3.1 to this Thesis) was a nineteenth century intervention

[7] With the exception of the single paned sash windows which would have Georgian or Victorian style 6 over 6 or two over 2 frames

Recommendations

Protected Status of Structure: The structure is not a Protected Structure in the Kildare Co Development Plan. It has, however, being given a 'Regional' rating by the NIAH. Structures given such a rating are recommended by the NIAH for Record of Protected Structure status.

It is not felt that this designation is merited for the structure as a whole due to the fact that it has been greatly altered internally. However, it is suggested that the structure fronting onto Emily Square may merit 'Record of Protected Structure' status. Alternatively, it is suggested that the area be designated as an 'Architectural Conservation Area' due to the attractive streetscape and the fact that a number of structures retain early windows, doorcases, shopfronts etc.

Emily Square Structure: It was suggested that the structure fronting onto Emily Square be externally excluded from any proposed development to create retail units. The frontage to this structure is of high importance and should be respected in its entirety (including its short frontage onto Leinster Street).

Windows: It is suggested that Georgian style six-over-six timber sash windows be installed to the three-storey structure fronting onto Leinster Street whenever the existing windows are deemed to be past their sell by date. Likewise, it is suggested that the two storey structure fronting onto Leinster Street should have Victorian style two-over-two timber sash windows installed whenever the current windows reach their sell by date.

Door Opening: It is suggested that the mock Georgian style timber doorframe to the structure fronting onto Emily Square be removed as it is unsympathetic to the historic structure.

Colour Scheme: It is suggested that a suitable colour scheme be introduced to break-up the structure on Leinster Street.

3.5   CONCLUSION

This chapter illustrates how the recording of an historic structure allows for the accurate appraisal of the character of that particular structure. The recording of such historic structures also allows for the appraisal of any proposed works to the structure. Particular emphasis has been placed on illustrating how the effective use of various recording tools has aided the planning decision process for each case study provided.

Historic structures of greater significance, than those analysed in this hapter, require more in-depth recording if such structures are to be fully understood. A more in-depth level of recording is required so than any proposed planning applications for such structures would take cognisance of unforeseen special characteristics a greater level of recording may unearth (ie the use of Geophysical investigative recording tools used in the discovery of archaeological remains etc).

SECTION 4 -- A Model for Recording

1.0 Henrietta Street Conservation Plan

A Model for recording architectural/historical fabric
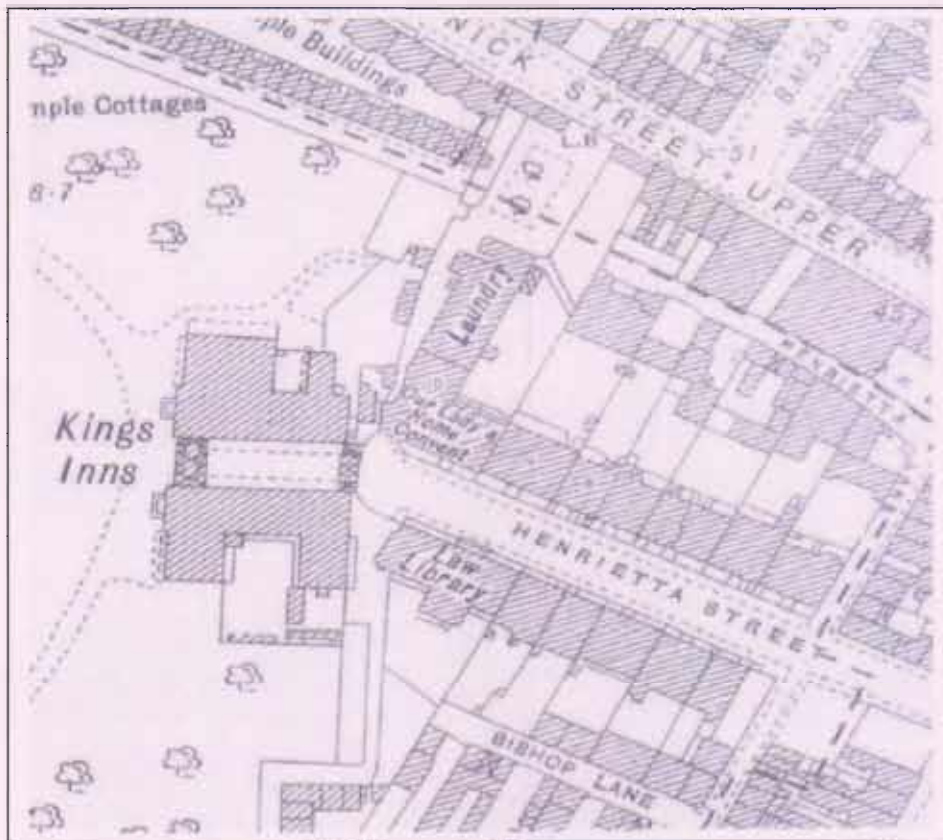
BACKGROUND[1]

One noticeable flaw of the 2000 Planning and Development Act centres on a perceived failing to protect some of the State's more outstanding urban ensembles. The Act provided for the provision of a compulsory purchase order so that neglected structures of high significance and in danger could be purchased by the State so as to ensure their continued survival. No other provisions were forthcoming in the Act relative to the protection of the more significant aspects of our architectural heritage. This effectively means that a protected structure of modest architectural integrity/historical significance is afforded the same legal protection as a structure considered to be of high architectural significance.

The compulsory purchase order[2] provision in the Act has, however, been shown to be a problematic mechanism to implement. The first structures upon which a compulsory purchase order was placed were No's 3 & 14 Henrietta Street Dublin 2. This case has spent the last five years in the courts with no agreement forthcoming between the owners and Dublin City Council. Meanwhile, the structures, which are both in a derelict condition, are left in limbo.

This perceived failing has resulted in some planning authorities seeking out alternative mechanisms, other than the protective mechanisms contained within the Act, so as to adequately protect some of their more significant architectural jewels. A case in point would be Dublin City Council's attempts to establish a conservation area designation over Henrietta Street; rightly described as being one of the finest and most intact Georgian Streets in both the UK and Ireland. The assessment of this street for this proposed designation was carried out in an attempt to impose more restrictive planning criteria for the area. The conservation area designation has no legislative teeth as such a designation is not contained within the 2000 Planning and Development Act. It was, however, anticipated that the creation of a conservation plan for the street would allow for a greater level of appreciation for its architectural/historical significance and thus channel positive development accordingly.

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[1] The 'Model for Recording' is set out on page 249
[2] Section 71 of the Planning and Development Act 2000

HENRIETTA STREET

The beginning of Dublin's great building period can be traced to the early 18th century and to Henrietta Street. This street is considered one of the most important Georgian streets in both the UK and Ireland. Hence, its value to the city from both an architectural and historical perspective is immeasurable.[1]

'Luke Gardiner first started development on Henrietta Street (fig 121) by purchasing several strategic landholdings in and around the year 1714. Much of this land consisted of a large tract of what remained of St. Mary's Abbey. His first venture was Henrietta Street. named after Henrietta the Duchess of Grafton. It was typically innovative. It was open to fields at one end and was intended as a prime aristocratic quarter.'[2]

Fig 121: Mid-20th century photograph of Henrietta Street

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[1] Dublin Civic Trust, Published, 'Henrietta Street – No's 8-10', 2003
[2] Dublin City Council, Unpublished, 'File on Henrietta Street Historical Documentation'

1.1   INTRODUCTION

In December 2003, Dublin City Council in partnership with the Heritage Council issued a conservation brief to suitably qualified professionals requesting that they tender for a commissioned conservation plan for Henrietta Street. Henrietta Street is located between Bolton Street and the King's Inns in Dublin's north inner city. The street compromises of a number of Georgian townhouses, their associated gardens, mews buildings and cellars.

The following study should be viewed as a proposed model for the recording of architectural heritage relative to the formulation of a conservation plan for an area of high architectural/historical significance[1]. The 'Model for Recording' in question relates to the 'Henrietta Street Conservation Assessment'[2]. The recording work for this assessment has been conducted at intermittent periods over the last decade by a number of different organisations[3]

1.2   CONSERVATION PLAN PURPOSE

The purpose of the proposed conservation plan (fig 122) for Henrietta Street, as stated by Dublin City Council in its tender brief, is 'to establish an agreed integrated long-term strategy for the conservation, rehabilitation and regeneration of the street in the context of the fabric of the city.'

The tender document also provided a number of aims and objectives which the conservation plan should develop and promote:

- To improve national and local understanding of the street and its significance
- To promote the recognition and protection of the street

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[1] The Author of this Thesis did not carry out, and was not in direct observance of those carrying out the Recording of this area. Hence, a Chapter on the Recording Stage to this Project (Section 2) was not possible for this Thesis.
[2] Henrietta Street is one of the finest and most intact Georgian Streets to survive in both the UK and Ireland
[3] Recording work carried out by Dublin Civic Trust, Feron O'Neill Rooney, Ian Lumley, DIT Surveying Students and Cathal Crimins (Architectural Thesis)

- To put in place a management plan for the effective maintenance of the street
- To give guidance for repairs and conservation of the street
- To protect the setting by influencing the nature of adjacent development
- To inform relevant policy formation within the Dublin City Development Plan[1].
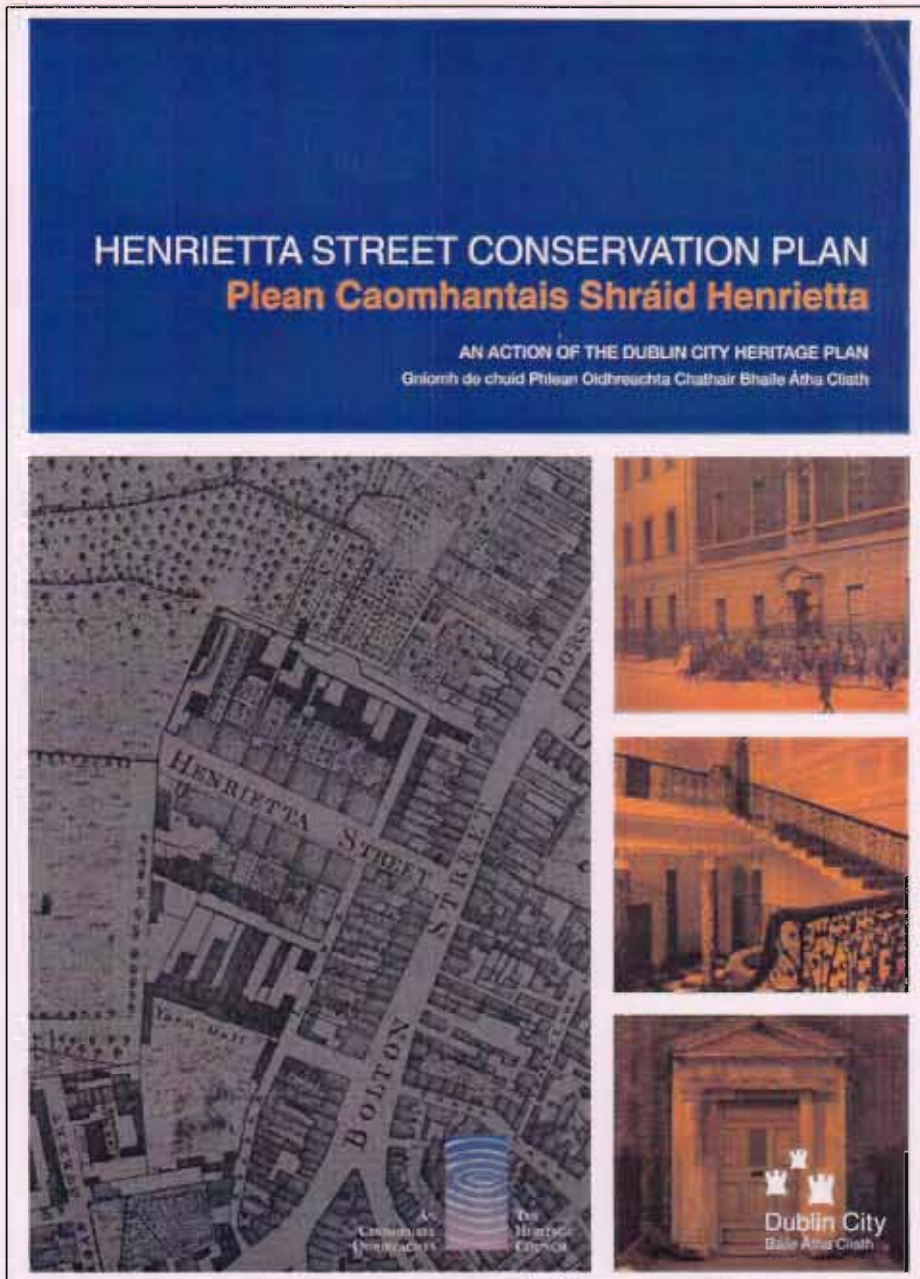

Fig 122: Front cover to Henrietta Street Conservation Plan

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[1] Dublin City Council, Unpublished, 'Consultants Brief for Proposed Conservation Plan For Henrietta Street', 2003

1.3 FORMULATION OF PLAN

'The Conservation Plan is a process that seeks to guide the future development of a place through an understanding of its significance.'[1]

In early 2004, Shaffrey's Associates, Conservation Architects, were chosen as the main consultants for the project. The plan was developed under the guidance of an expert steering committee chaired by Dublin City Council planners. The formulation of the plan has been over two years in the making with the publication ceremony having taken place in December 2006.

The consultant's first task, in order to undertake the development of such a conservation plan, was to acquire a certain knowledge of and appreciation for Henrietta Street (fig 123). In order to achieve this goal a sufficient level of recording work had first to be initiated. The starting point for such recording work began with an in-depth search of all relevant historical documentation[2]. This stage was complemented by the architectural inventory stage[3]. This involves a detailed inspection of each structure and the streetscape as a whole with all the historical/architectural features, any interventions and the current structural condition all documented[4].

The next step allowed for a more scientific approach to the recording of the built fabric with more mechanised recording systems employed so as to provide for a more accurate and detailed fabric analysis of all structures[5]. It has been further recommended by the Plan that all accrued data be stored and disseminated in an archival information system such as a GIS.

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[1] Kerr James Semple, 'The Conservation Plan: a guide to the preparation of Conservation Plans for places of European Cultural Significance, 4th edition, The National Trust of Australia (NSW), Sydney
[2] The search of historical documentation was mainly carried out by Cathal Crimmins in his Thesis on the Street, 1988
[3] The architectural recording of all structures on the street was completed by Ian Lumley of Dublin Civic Trust
[4] Fearon O'Neill Rooney compiled Condition Assessments for all houses on the Street
[5] CAD Surveys and Laser Scan was conducted by DIT Students under the guidance of Maurice Murphy (Lecturer)

1.4   A MODEL FOR RECORDING

The model for recording Henrietta Street's architectural/historical fabric, as outlined in the previous section, can be summarised in the following four steps:

1. Research historical documentation
2. Architectural Inventory
3. Mechanised Recording
4. Archiving of documented data

By following this 'Model of Recording' the Steering Group and the Consultant Team aimed to provide the following:

- An understanding of the historic place and its significance
- An identification of the issues which threaten to undermine or devalue this significance
- Appropriate policies and recommendations to assist in: managing the site; planning repairs or restoration; planning new developments and, managing a programme of regular maintenance[1].

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[1] Dublin City Council et al, 'Henrietta Street Conservation Plan – An action of the Dublin City Heritage Plan, Scope of Conservation Plan', p 12, 2006
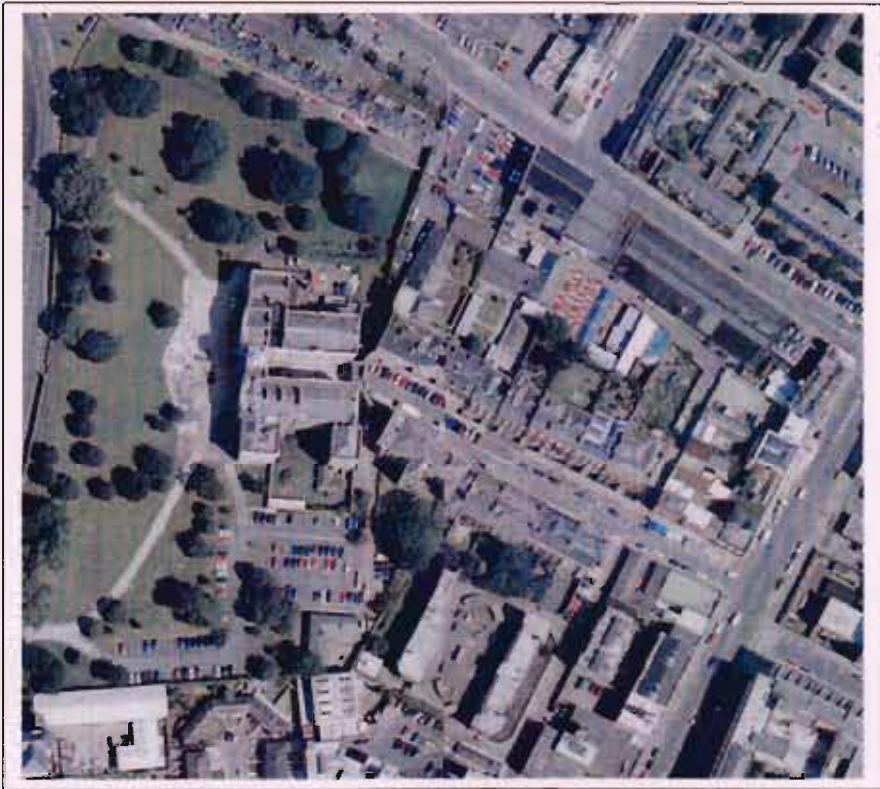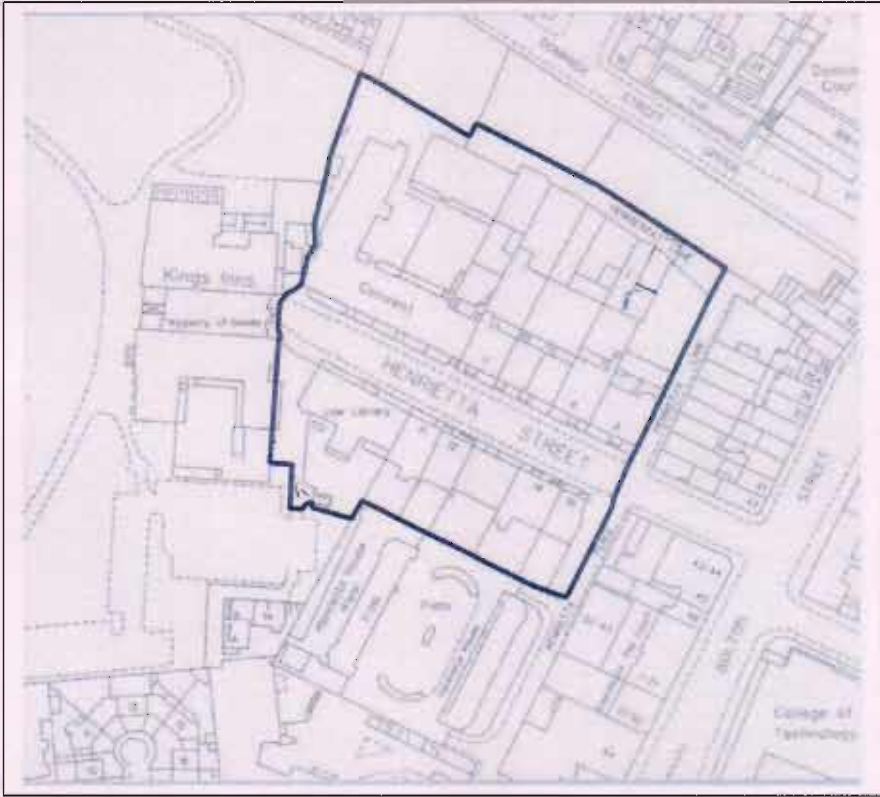
Fig 123: Boundary of Conservation Area (top) and aerial photograph of Street

1.5   RESEARCH OF HISTORICAL DOCUMENTATION

The research of historical documents (fig 124) allowed the conservation plan to take cognisance of the history and background to this proposed conservation area. This stage of the project was fundamental to the compilation of a successful conservation plan as a high appreciation and knowledge of the architectural/historical significance of the street was required by all the policy makers. This stage allowed for the formulation of a more appropriate and realistic set of objectives. The historic assessment of this street set a precedent for conservation plans in Ireland due to the substantial volume of historic data available to the researchers. The bibliography to the Conservation Plan contains reference to 60+ publications, inventories, cartographic data and original deeds. All of this historic information proved invaluable in completing the first stage of the 'model for recording'[1] and was to form the basis for the finalised plan.

Fig 124: Henrietta Street Elevations, Historic Maps and copy of original Deed (to No 13)

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[1] Research historic documentation

The architectural recording of all houses on Henrietta Street was completed by Dublin Civic Trust. The Inventory has been compiled in Word format and offers a comprehensive internal and external record of all structures. The following is a summary of the record provided for No. 11 (figs 125 & 126) which appears in the Henrietta Street Conservation Plan:
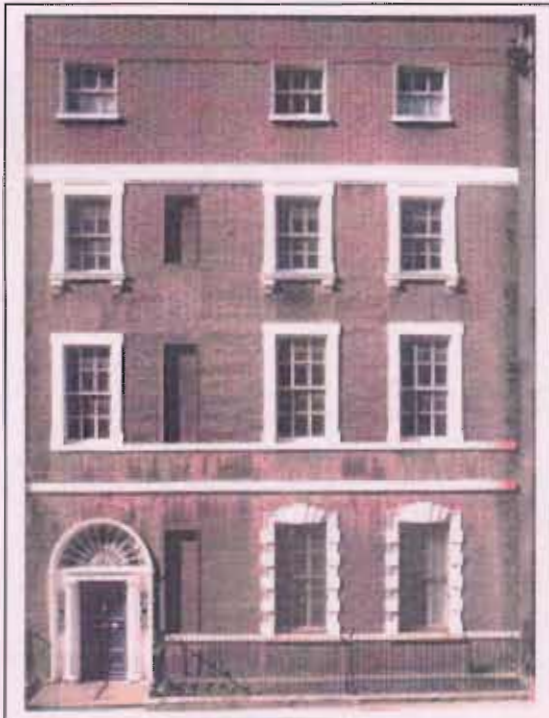

Fig 125: Front elevation view of No 11

'Built before 1733, as a pair with No. 12, the elevation of No. 11 is of particular historic importance. It retains much of the original decorative scheme designed by the architect Edward Lovett Pearce which is partially document by a pair of surviving drawings annotated by the architect (Colvin & Craig 1964). That these drawings, of a pair of windows with rusticated architraves and a (tri-partite) Venetian doorway, relate to the surviving windows and part of a tri-partite door on No. 11, has been convincingly argued by Cathal Crimmins (Crimmins 1987).

Handwritten notes by the architect on the drawings refer to 'Mr Gardiners 2 new houses – from ye primates wall – ye 1st house in ye Clear 34-6'. This appears to refer to a measurement of the front façade of the first house, one of a pair built by Luke Gardiner, which were adjacent to the primate's house to the west.

Three and a half bays, and four storeys over basement, red brick with heavy handed 20th century tuck pointing, the façade is horizontally articulated by granite bands between storeys and a continuous sill course on the first floor. The third floor seems to have been a later addition to what was originally a three storey over basement façade with dormers on the roof, as in No. 9 across the Street.

Much of the interior, and some elements of the façade, were altered when the pair of houses was amalgamated into one by the 2nd Earl of Shannon in 1780, and again when the houses were separated in 1807. the pillared doorway and the iron work to the front of the house date to the early 19th century. The house retains its original staircase of cantilevered Portland stone, and the stair hall with its timber raised and fielded panelling. Neo-classical medallions were inserted over the door heads during the 1780s separation of the two houses.

The secondary staircase with its stone treads has also survived. Generally the ground floor decoration belongs to the mid-18th century, and this includes a fine rococo ceiling in the rear reception room. The decoration on the first floor is mainly early 19th century with some surviving 18th century timber joinery.'[1]
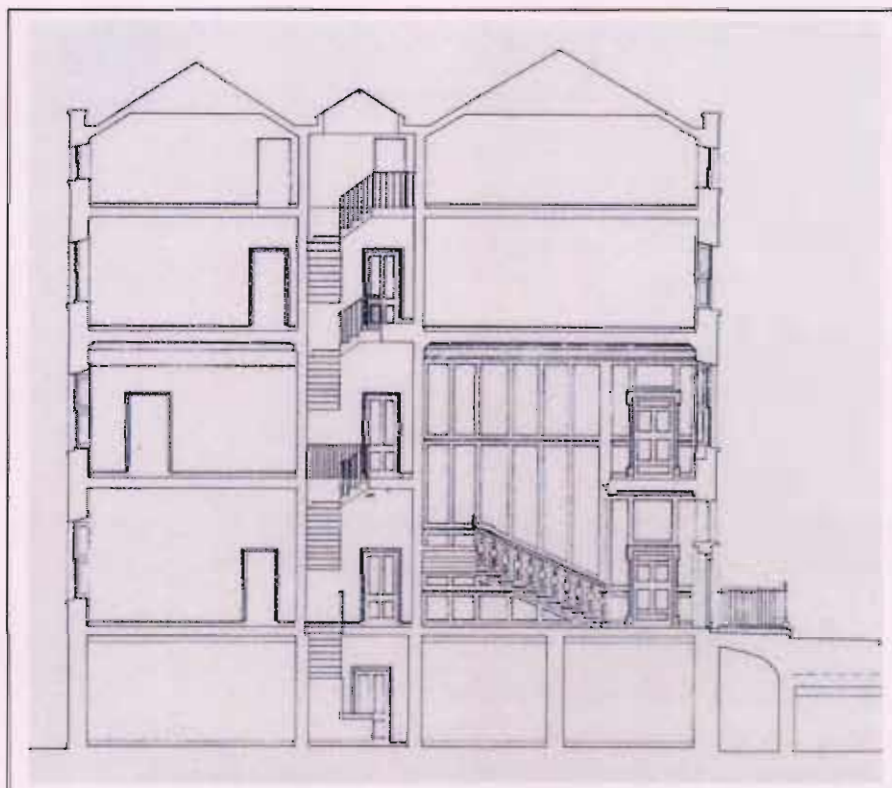
Fig 126: Section through No 11 Henrietta Street from Dublin Civic Trust Inventory (1999)

[1] Dublin City Council et al, 'Henrietta Street Conservation Plan – An action of the Dublin City Heritage Plan', 2006

Recording of Streetscape

All significant elements to the streetscape were recorded in addition to all aspects of each individual structure (fig 127):
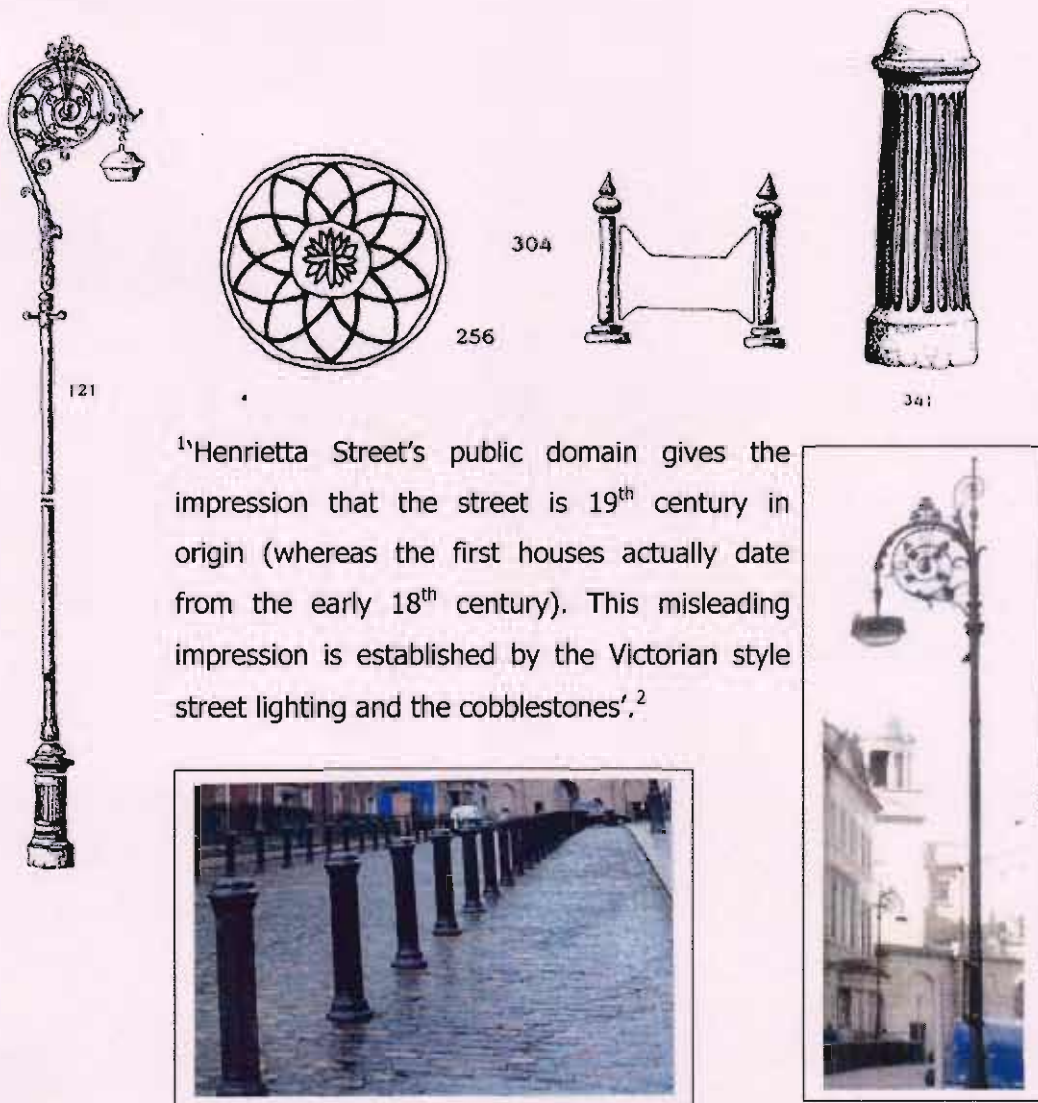
[1]'Henrietta Street's public domain gives the impression that the street is 19th century in origin (whereas the first houses actually date from the early 18th century). This misleading impression is established by the Victorian style street lighting and the cobblestones'.[2]

Fig 127: Dublin historic Antique Pavement[1]

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[1] O'Connell Derry, 'The Antique Pavement- An illustrated Guide to Dublin's Street Furniture', 1975
[2] Olwill Ronan, Henrietta Street ACA, DIT undergraduate dissertation, 2003

Specific attention was paid to the origin and authenticity of the following items:

- Pavement Lights
- Cole-hole Covers
- Bollards
- Setts
- Iron Railings.

External Elements and Building Facades

The main elements, which make up the facades of the houses on the street, are the brickwork in the external walls, the sliding sash windows and the door-cases, doors and fanlights. Some of the original elements of the buildings are still in place and date back to the 1700s. Other elements have evolved with additions introduced over the centuries.

Brickwork

The original Flemish bond brickwork survives in numbers 4, 5, 6, 7, 8, 13 and 14 Henrietta Street (fig 128), whereas the remaining houses have lost most of their original brickwork with alterations. For example, tuck-pointing has been introduced to number 11 in the 20th century. The window openings in most of the houses were enlarged in the 19th century, in some cases introducing changes to the arches over the openings[1].

Fig 128: Detail of brick fabric

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[1] DIT Student Survey, Unpublished Survey, Dublin Institute of Technology, 2006.

Stonework

Limestone and granite are both found in the facades of the houses on the street. Calp, a local limestone, is used in the wall to some of the basements covered with a render; granite is used in plinths, cornices, steps, sills and copings. Imported Portland stone is used in the stone door cases (fig 129) which are uniformly painted a creamy stone colour. These doorcases were painted so as to disguise inferior materials and poorly matched stone. Painting also protected the stone from direct weathering.

Fig 129: Portland stone doorcase to No 3

Sash Windows

The sliding sash window[1] (fig 130) is the traditional window of most historic houses in Dublin with the design of early to mid-18th century windows being based on Palladian principles. During the late 18th century, changes in fashion led to windows being enlarged by dropping the sill level, sometimes almost to the level of the floor. Numbers 4, 5/6, 7, 8 and 9 were all enlarged in the 19th century whereas the original dimensions of the window openings still survive in number 15. Numbers 10, 11 and 12 contain remnants of alterations which were made from the mid to late 1700s.
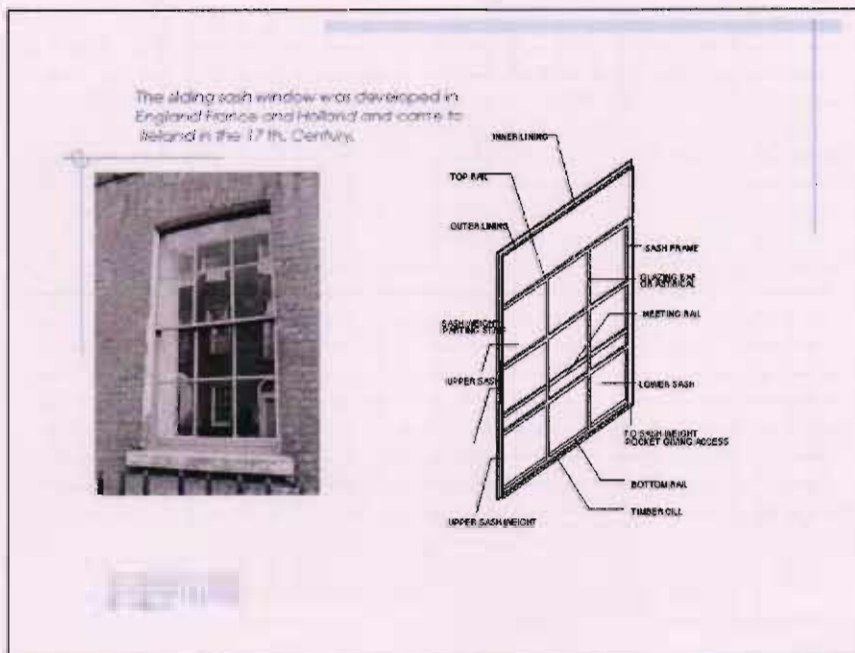
Fig 130: Sliding sash window detail

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[1] **DIT Student Survey**, Unpublished Survey, Dublin Institute of Technology, 2006.

Doors, Door cases and Fanlights

The doorcase of Number 4 (fig 131) is considered original from 1780, whereas number 8 is original but with the number of panels reduced from 8 to 6, numbers 5, 6 and 7 were replaced in the early 1800s. In the early 18th century, the fanlight was introduced over the door case, as can be observed in Numbers 5, 6, 7, 8 11 and 12.

Heavy stone surrounds had declined by the late 1700s and were replaced by arched openings with large fanlights over stone door cases with delicate carvings. This fan-lighted doorway also had sidelights and plaster enrichments around the fanlight as is evident in number 11.[1]

The door-cases vary in detail in this case a framed and panelled door is surrounded with stonework with a pilaster to the front and a stone pediment over the door.

Fig 131: Door and doorcase to street

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[1]DIT Student Survey, Unpublished Survey, Dublin Institute of Technology, 2006.

1.7   MECHANISED RECORDING

Undergraduate surveying students from DIT Bolton Street carried out a number of mechanised recording surveys of all structures on the street (see fig 132) over the course of the academic year 2004/2005. The various surveys, which included CAD surveys and laser scans, were conducted under the guidance of Maurice Murphy[1].
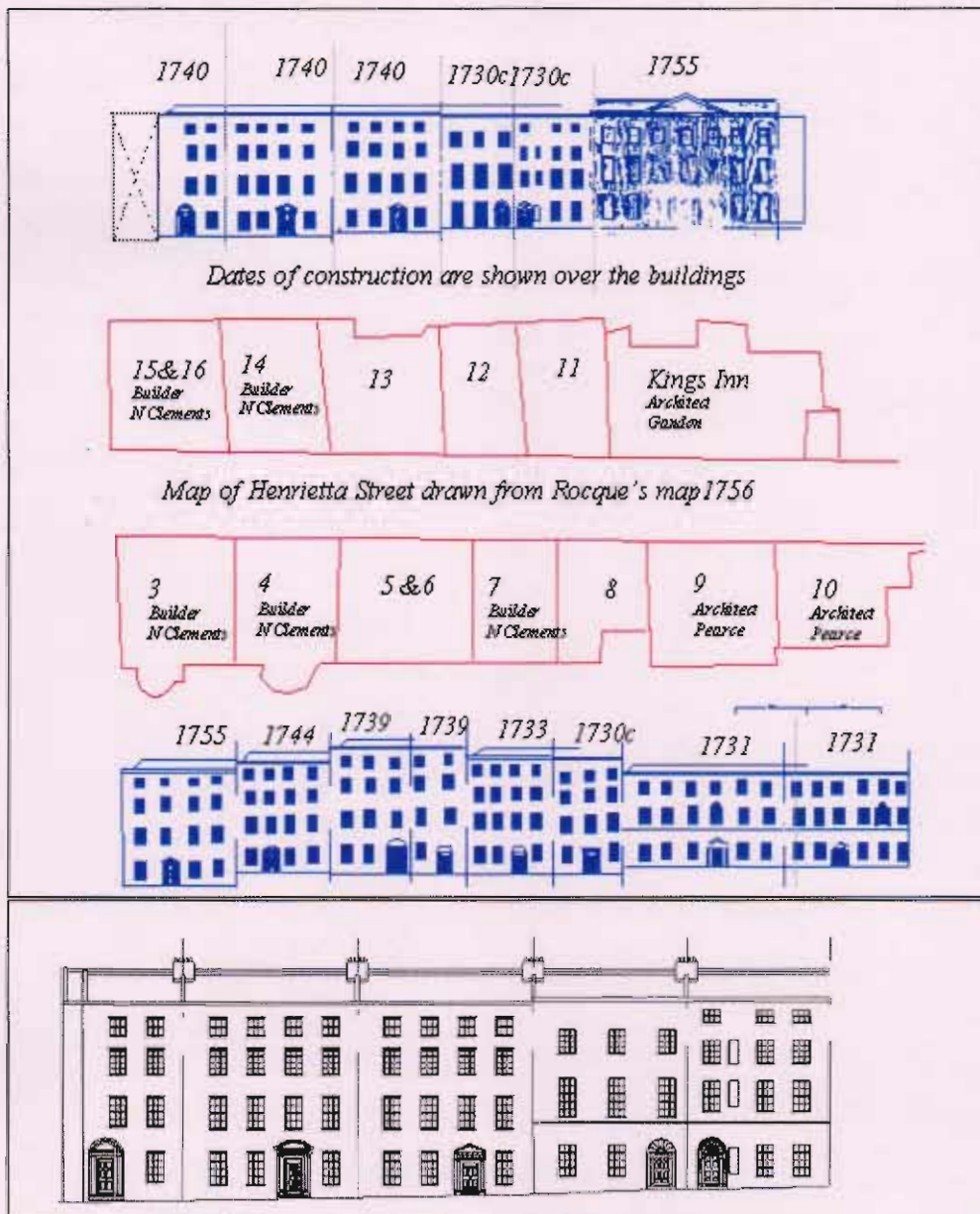
Fig 132: CAD and Laser Scan surveys of structures on the Street

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[1] Maurice Murphy is a Lecturer in the School of Construction DIT Bolton Street

Digital Photographic recording

The recording of street fabric in Henrietta Street was carried out using digital rectified photography (fig 133), a process of obtaining measurements and architectural data from a photograph[1].

Cannon EOS SLR 6 mega pixel digital camera and Leica TM hand held laser,

Fig 133: Digital rectified photography of No 3

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[1] See sub-section 1.6.4

1.8   LAND USE

The current land use and building ownership of an area must first be understood before any policies for that area can be formulated. Following is the current building use record for Henrietta Street (fig 134):

Residential
Office
Industry
Education
Community Facilities
Culture/Recreation
Vacant/Miscellaneous

Fig 134: Building use key to structures on Henrietta Street (left & top) with house by house building use (below

No. 3	-	Vacant. Section 71 CPO proceedings under legal challenge
No. 4	-	Private Residence
Nos. 5, 6 & 7	-	Mixed use – artists studios, apartments and offices
Nos. 8-10	-	Daughters of Charity Convent
No. 11	-	Kings Inns Law Society
No. 12	-	Private residence
No.13	-	Private residence
No. 14	-	Vacant. Section 71 CPO proceedings under legal challenge
No. 15	-	Headquarters of Na Piobairi Uileann

1.9 CONCLUSION & DISCUSSION

A digital database (fig 135) is the final step in integrating and making accessible to practitioners, the recorded building techniques and the historic research information. The recorded data is contained within the following digital formats: image - text - drawings - maps - video – vector - CAD. The Henrietta Street Conservation Plan recommends the setting up of a map based archival system so as to allow for the efficient storage, dissemination and display of all recorded data.
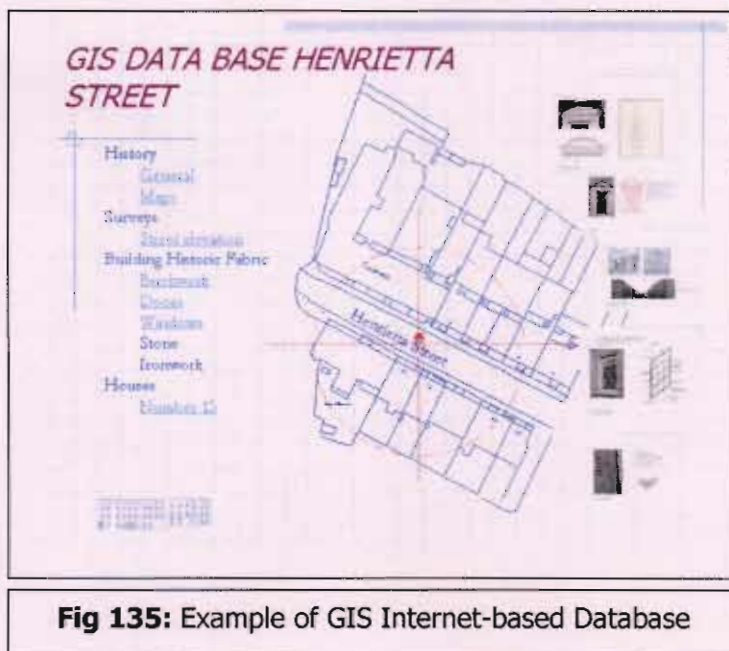
Fig 135: Example of GIS Internet-based Database

The preceding study should be viewed as a proposed model for the recording of architectural heritage of high architectural/historical significance. The in-depth knowledge gained through the study has allowed for the formulation of area specific conservation objectives. These area specific objectives, which are contained in the 2006 Conservation Plan for the Street, relate to the conservation/repair/reinstatement of all elements to the streetscape and to specific buildings. The Plan contains notable objectives for the introduction of historically sensitive bollards, railings (where lost) and street lighting (the current street lighting is considered insensitive)[1].

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[1] All objectives for the **Street, which** can be consulted in the aforementioned Conservation Plan, were formulated through the thorough recording of the Street's built and documentary heritage.

SECTION 5 – Conclusion

SUMMARY

This research examines the recording of historic structures and areas. It was conducted from a conservation planning perspective with a view to improving legislative and recording techniques. A major element of the study allowed for the examination of improved recording, archival and dissemination techniques with the aim of advancing conservation planning practice. The recommendations provided in this chapter have been formulated with a view to addressing both the shortcomings in existing recording legislative provisions and in current recording techniques.

The analysis of Irish legislation and international guidelines was the initial task of the study. An understanding of such mechanisms was essential so that clear boundaries could be put in place for the recording of the subject matter; the historic built environment. An observational study of recording procedure was then developed through the examination of a sample of field recordings. All samples of field recordings were analysed with the aim of identifying improved recording, storage, and dissemination techniques. A 'model for recording' was then put forward. This model identifies improved recording and documentation techniques pursued in the assessment of an area of high architectural/historical significance; Henrietta Street.

1.1   Legislative Provisions and Guidelines

The international legislative provisions as described (fig 136) have allowed for the standardisation of the recording and documentation of the architectural heritage at international level as well as at national level. Such standardisation can only be considered positive as it ensures all signed up participants are following similar recording practices, using similar terminology, creating similar databases and devoting similar resources to such recording surveys:

THE COUNCIL OF EUROPE	ICOMOS	UNESCO
The Conservation and Restoration of Monuments and Sites - Venice Charter (1964)	The Protection of the World Cultural and Natural Heritage - Paris Convention (1972)	European Charter of the Architectural Heritage - Amsterdam (1975)
Convention for the Protection of the Architectural Heritage of Europe – Granada (1985)	The Safeguarding and Contemporary Role of Historic Areas - Nairobi (1976)	International Symposium on the Conservation of Smaller Historic Towns – Bruges (1975)
Conservation of Historic Towns and Urban Areas - Washington Charter (1987)	Protection and Management of the Archaeological Heritage - Lausanne (1990)	The Built Vernacular Heritage - Mexico (1999)

Fig 136: International Charters & Conventions

1.2   Part IV of the 2000 Planning and Development Act Ireland

The criticisms of Part IV[1] relate almost exclusively to a lack of resources at local authority level:

1.2.1   Funding mechanisms need to be put in place to allow for greater availability of quality conservation grants. Local authorities need to make significant strides in relation to their provision of quality conservation advice. Such advice should come in the form of conservation officers. At the present time many local authorities do not have any specialist conservation officers due to budget constraints. Consequentially, local authority planners need to have a greater understanding of conservation issues if Part IV of the Planning and Development Act 2000 is to be implemented successfully. Specialist training programs in conservation should be also introduced so that planners may also be well versed in conservation issues and therefore not so reliant on their conservation officers. Undergraduate planners should also receive better training in conservation issues[2].

The following table (fig 137) overleaf can be described as a summary of the main issues relating to the implementation of Part IV:

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[1] Sub-section1.1.8 'Response to provisions in the Act'
[2] Currently, the two main planning schools in this State[2] offer little training in the area of conservation

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Part IV of Planning and Development Act 2000

Positive Introductions
- Record of Protected Structures
- Architectural Conservation Areas
- Declarations
- Conservation Grants
- Onus on Owners of Structures
- Clear Guidelines from DOEHLG
- Increases awareness of Heritage
- Conservation Officers

Main Issues to be addressed with Part IV
- Inadequate Resources
- Not every County has a Conservation Officer
- Inadequate Conservation Grants
- Planners untrained in Conservation
- Rigidity of Act
- Some Planning Authority Officials have been accused of following textbook rather than sense.
- Financial burden on owners
- Scrupulous Insurance companies have increased premiums on Protected Structures
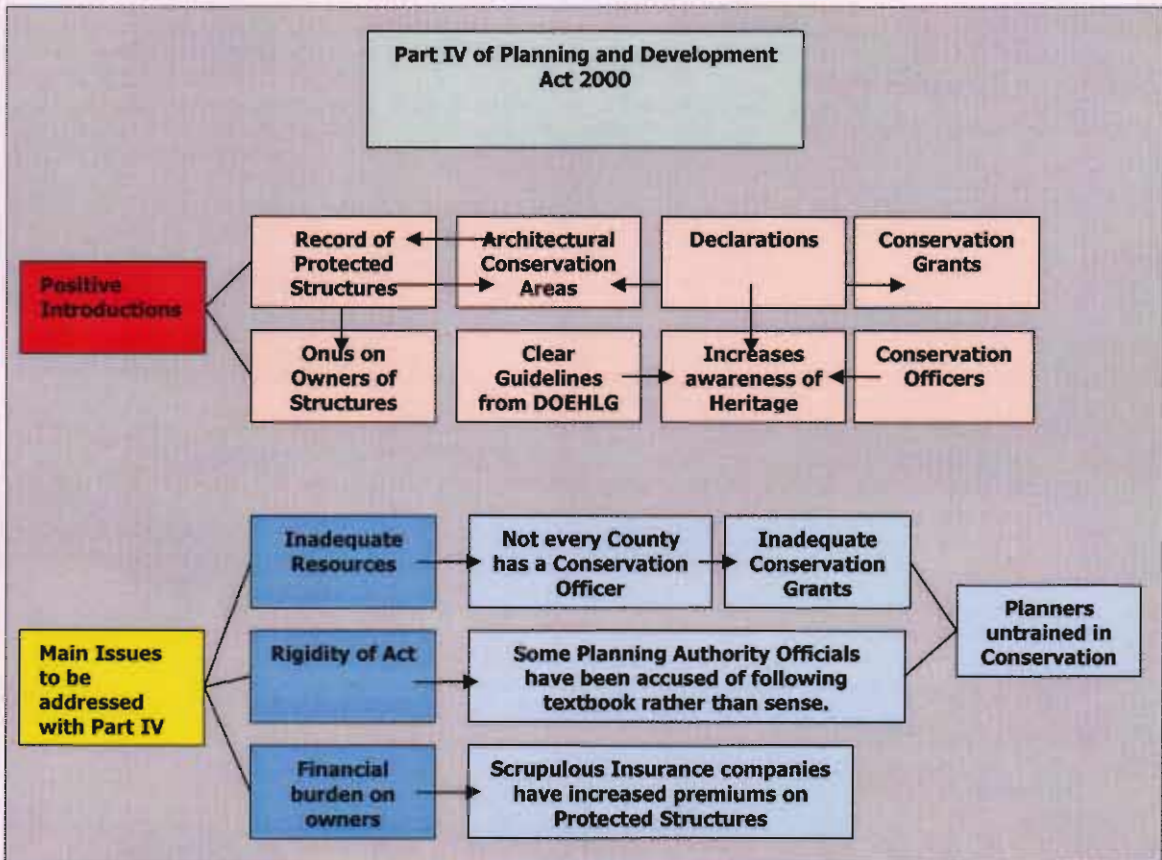
Fig 137: Issues concerning Part IV of the Planning & Development Act 2000

The above table (fig 137) provides a synopsised appraisal of Part IV of the Act. Overall, the positive introductions afforded by the Act far outweigh any negativity over its implementation. For the first time in the history of the Irish State our rich and valued built heritage has a protective legislative mechanism in place which will secure its future for the enjoyment of future generations.

The main issues to be addressed with the Act (as identified in the above table) relate mainly to the lack of resources afforded to its implementation. There are also issues regarding the rigidity of the Act with some local authority officials accused of being overly stringent regarding the implementation of its provisions. The reality is, however, that planners in general, do not have sufficient training in conservation and consequently rely on the very prescriptive guidance provided by the Act. Common sense and the best interests of the subject structure often lose out in such instances. Mechanisms also need to be put in place to ensure rogue insurance companies do not raise their premiums just because a structure is protected.

1.3 Architectural Heritage Recording in Ireland

Following are the main concluding recommendations relative to three of the more significant recording surveys conducted in this State:

The National Heritage Inventory

1.3.1 The remaining sections of the inventory should be scanned into a digital format and made available to the local planning authorities concerned. This would allow for its reuse as a planning aid to local government. Such an initiative would prove particularly advantageous for any planning authority whose administrative area has yet to be surveyed by the NIAH

The Historic Heart of Dublin (HHOD)

1.3.2 A survey of this calibre should be utilised to its full capacity, reformatted if necessary, and incorporated onto a GIS database. HHOD would prove to be a very useful guide for the NIAH in the identification of possible structures to be recorded in the Dublin area[3]

The National Inventory of Architectural Heritage (NIAH)

1.3.3 The NIAH is quite prescriptive with regard to the type of information/documentation they obtain for its surveys. Consideration should be given by the NIAH for the acceptance of any additional information relative to the structure being recorded. Such information/documentation, which may be provided by the owner or other interested group, might include survey drawings, historical documentation etc. This documentation could be scanned onto a digital format and stored along with the inventory on the NIAH database

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[3] There are approximately 9000 Protected Structures located in the Dublin City Council administrative area. This is despite the fact that the city has yet to be surveyed by the NIAH.

1.3.4 The NIAH should hand over their complete surveys to the relevant planning authorities after they have been completed. This would allow the planning authorities concerned update their RPS in line with the NIAH survey

1.3.5 The following model for recording (fig 138) outlines the process which should be followed if the NIAH were to hand over their county surveys to the local authorities. The model consists of both traditional and more advanced recording techniques all linked together to provide an efficient 'live' database. The county surveys could be kept 'alive' through the ad-hoc addition of future surveys and recorded data. This recorded data would all be merged, stored, disseminated and displayed by an efficient Information Management System. This would allow local planning authorities the opportunity to build a highly organised, efficient and comprehensive RPS or to effectively manage a Conservation Area such as Henrietta Street:
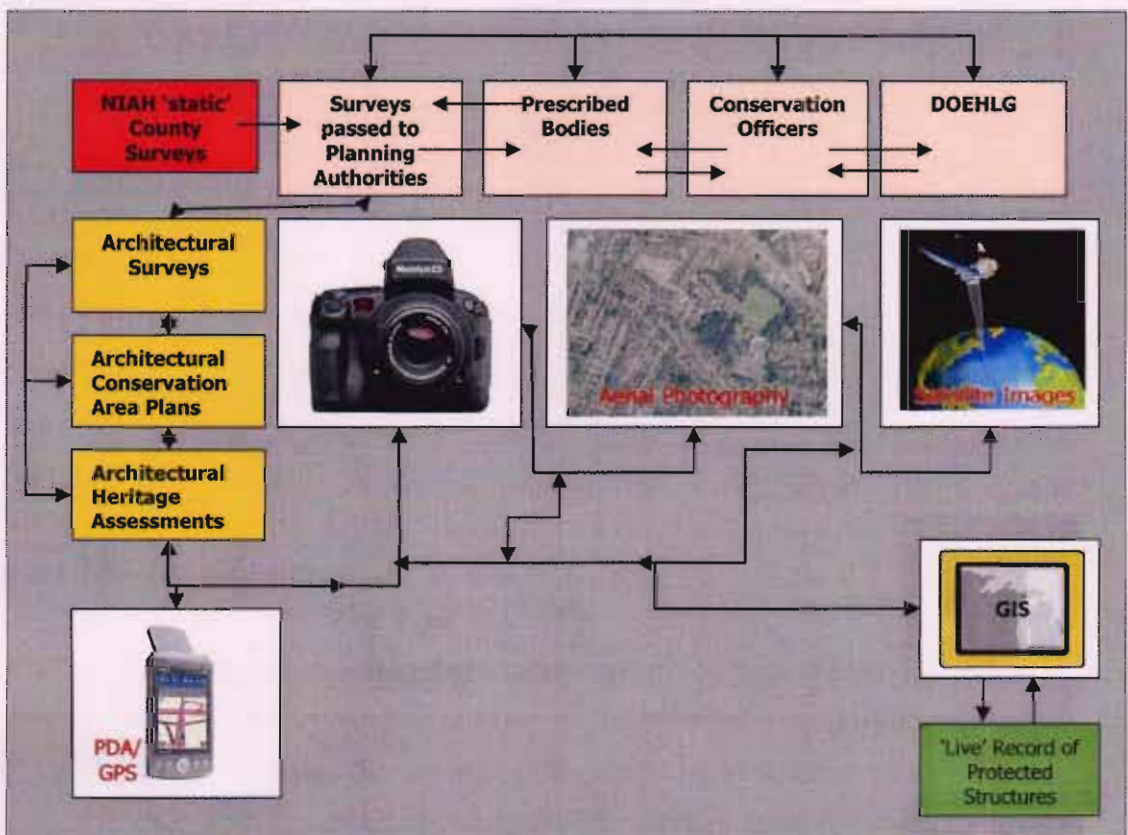

Fig 138: Model for Recording