



PROPOSED ARCHITECTURAL CONSERVATION AREA PLAN for Quinsboro Road, Florence Road and Eglinton Road, Bray (Plan No: 1 of 4)

Submitted By: Bray Tidy Towns





Contents

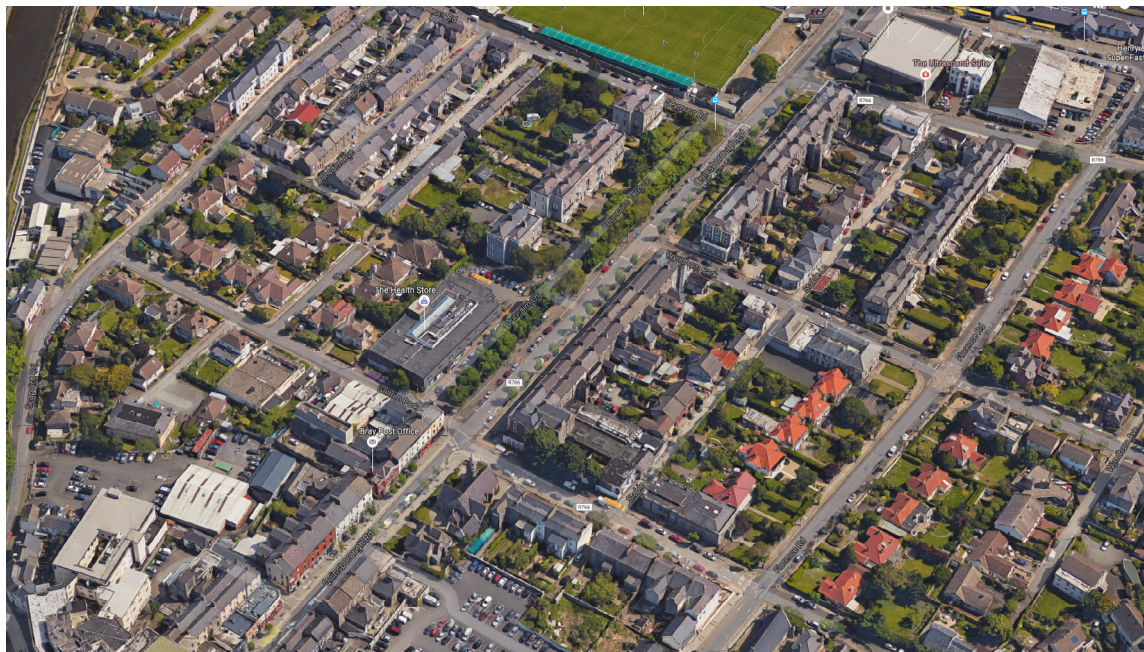
Introduction	2
Proposed Architectural Conservation Area Map	3
Historic Development	4
Character of the proposed Architectural Conservation Area (ACA)	5
1 List of Protected Structures.	5
2 Building sequence	5
3 Characteristics of Prince of Wales, Goldsmith, Duncairn and Florence Terraces/Eglington Road	6
4 Architects	8
5 Setting	9
Problems and Pressures	14
Objectives	15
Appendix 1	16
Appendix 2 Existing designations	20

Introduction

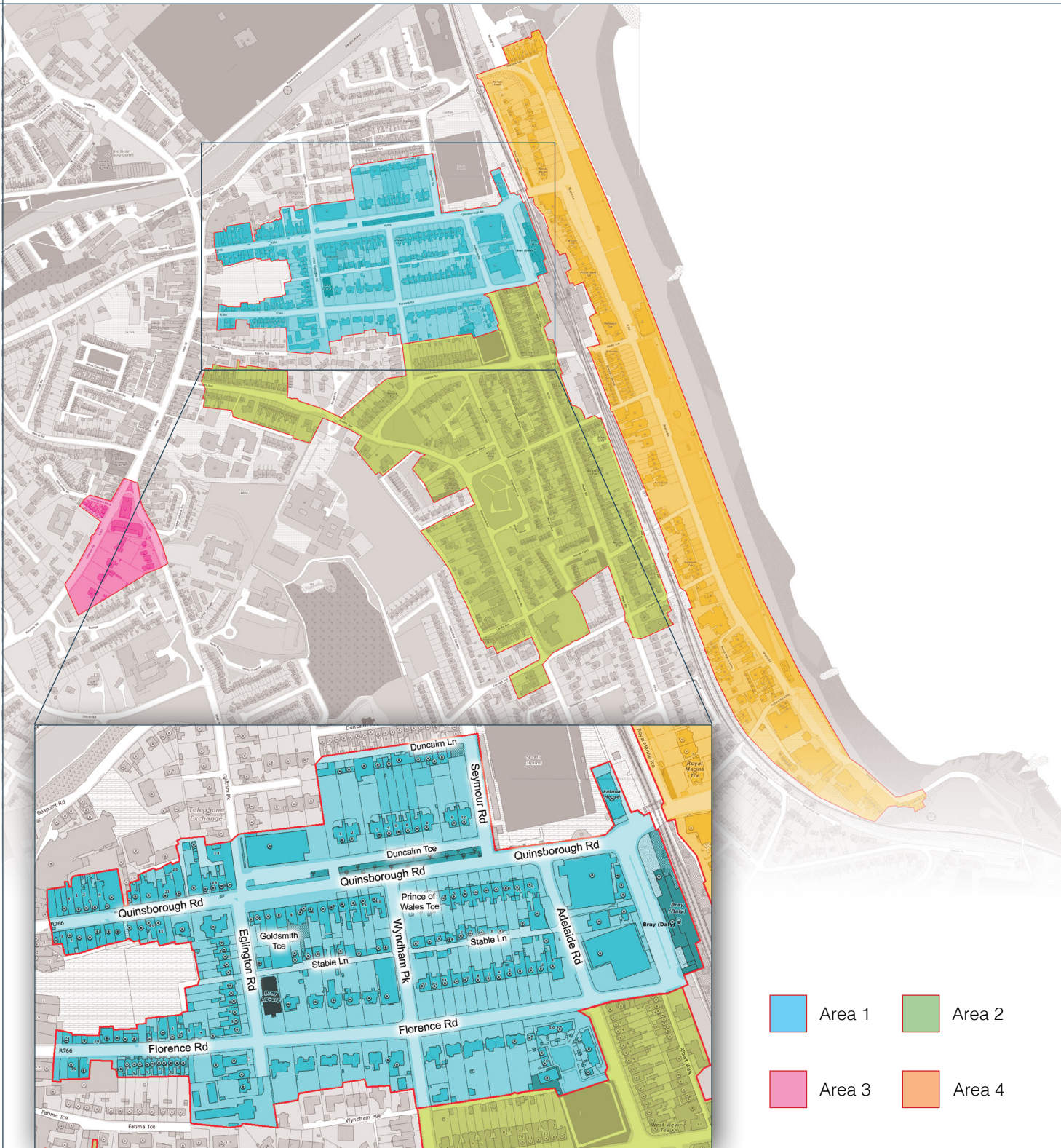
Several towns in Wicklow have ACAs and it is thought timely that Bray, given its size and unique history, should have areas within the town protected by Architectural Conservation Area status. The area under consideration was developed in Victorian times and contains many examples of well designed buildings by impressive, nationally accredited architects and engineers of the Victorian era.

The construction of the railway from Dublin to Bray led to extensive development in Bray, which was until then an unimportant market town and small bathing resort. The coming of the railway sparked off a massive building boom which turned the town into a major seaside resort and commuter town for Dublin. Architecturally important terraces and houses were built along new roads using the most competent architects of the time. The entrepreneurs responsible for building the railway and for financing the building boom in Bray included the notable railway engineer William Dargan (1799—1867) and local businessmen John Quin Junior, Edward Breslin and John Brennan. Quin supplied the land allowing the Dublin and Wicklow Railway Co. to lay out Quinsborough Road and Dargan laid out the seafront and provided structures on Quinsborough Road.

As was fashionable at the time three very grand rows of houses were erected along Quinsborough Road, which rivalled the town houses of Dublin: Dargan (now Duncairn) Terrace built c. 1859, Prince of Wales Terrace built c. 1860 and Goldsmith Terrace built c. 1863.



Proposed Architectural Conservation Areas - Bray



Historic Development

Quinsborough Road was laid out in 1854 by the Dublin and Wicklow Railway Co. under William Dargan: he also laid out the first Bray Promenade at his own expense in 1859.

The Quin family stipulated that the railway company undertake to build the Quinsborough Road. It was designed to be 40 feet wide at the west end from the main street as far as Eglinton Road and 50 feet wide from there to the railway level crossing. The west end was not developed as early as the wider end. On the north side of Quinsborough Road, Westbourne Terrace was built by 1870 and the houses were set back from the road with front gardens which were built over in the 20th century to provide street-front commercial premises.



*NLI - Duncairn Terrace, Bray, Co. Wicklow by French, Robert, 1841-1917 photographer
Published / Created: [between ca. 1865-1914]. - Lawrence Collection*

Character of the proposed Architectural Conservation Area (ACA)

1. LIST OF PROTECTED STRUCTURES IN THE ACA:

1/12 PRINCE OF WALES TERRACE

1/12 GOLDSMITH TERRACE

1/10 DUNCAIRN TERRACE

ST. ANDREWS PRESBYTERIAN CHURCH

FORMER MANSE OF ST. ANDREWS CHURCH

NO. 15 GOLDSMITH TERRACE (LAWLOR'S PHARMACY)

NO. 9 QUINSBORO RD.

BRAY POST OFFICE

1/13 FLORENCE TERRACE

ARNO FLORENCE ROAD

COLAISTE RAITHIN – FLORENCE ROAD

1-11 EGLINTON ROAD (INCLUDING NOS. 1-5 LONGFORD TERRACE)

CARNEGIE - BRAY PUBLIC LIBRARY – EGLINTON ROAD

METHODIST CHURCH

See profiles of the Protected Structures in Appendix 1.

2. BUILDING SEQUENCE

The railway was built in 1854, St. Andrew's church was built in 1858, and the terraces of houses were built in the following sequence: Duncairn Terrace (previously Dargan Terrace) c. 1859, Prince of Wales Terrace c. 1860, Goldsmith Terrace c. 1863. The Methodist Church on the corner of Eglinton Road and Florence Road was built in 1864. Eglinton Road and Florence Terrace were built c. 1870. The Post Office was built in 1905 and the Carnegie Library in 1910.

3. CHARACTERISTICS OF PRINCE OF WALES, GOLDSMITH, DUNCAIRN AND FLORENCE TERRACES / EGLINTON ROAD

ORIGINAL BUILDING FEATURES AND MATERIALS INCLUDE:

- Uniform terraces with matching features
- Decorative wrought iron railings and gates
- Cast-iron rainwater goods
- Decorative wrought-iron balconies
- Slate hipped roofs sometimes behind parapets
- Granite stone steps
- Entrances, consisting mainly of panelled timber doors, sometimes flanked by pairs of moulded jambs with decorative console brackets, set within projecting porticos with Ionic columns, corner pilasters.
- Openings with decorative moulded surrounds with semi-circular fanlights
- Segmental pediments in brackets above windows
- Simpler copice like hoods on brackets above windows
- Brick and granite details including guardrails
- Timber doors with plain segmental fanlights
- Jambs with decorative brackets
- Timber sash framed windows
- Granite window sills
- Bay windows
- Windows with decorative wrought-iron security grills
- Full height gabled bays forming symmetrical “palace fronts” in the case of some Florence Terrace houses
- Apart from the redbrick houses some are finished in unpainted limed render
- Moulded quoins surrounding openings
- Terracotta tiling at entrances/porches.

CHARACTERISTICS OF SOME OTHER BUILDINGS IN THIS ACA INCLUDE:

Carnegie Library on the corner of Eglinton and Florence Road, built in locally sourced granite (Glencullen) with many of its original features intact. Laid out tastefully back from the road and on the same line as other houses and buildings in Eglinton Road and Florence Road.



NLI -
St. Andrew's Church
by French, Robert,
1841-1917 photographer
Published / Created:
[between ca. 1865-1914].
Lawrence Collection

ST. ANDREW'S CHURCH – QUINSBORO ROAD:

- Granite with clasping and diagonal buttresses
- Slated roof with crenellated granite parapets
- Pitched arch timber door with strap hinges
- Arch-headed windows with stone tracery and moulded drip stones
- Area of planting enclosed by decorative cast-iron railings and carriage gateway

METHODIST CHURCH AND MANSE - FLORENCE ROAD:

- Built of granite rubble with sandstone dressings
- Gothic arched opening with pointed arch windows geometric tracery with sandstone surrounds.
- Rose window
- Double sheeted timber doors
- Wrought-iron railings
- Natural slate, granite chimneys with clay pots.

4. ARCHITECTS

Many acclaimed architects worked on the infrastructure of Bray in Victorian times and later and these include the following:

STRUCTURE	ARCHITECTS
Prince of Wales Tce. and Florence Tce.	Lanyon and Lanyon.
Duncairn Tce.	George Wilkinson designed Bray Greystones and Dalkey railway stations among others.
Post Office	Robert Cochrane who designed many other post offices and coastguard stations.
Carnegie Library	John C. Wilmot resident of Bray who also designed houses in Galtrim Road.
Methodist Church	A.G. Jones who designed the famous wall, chained railings and entrance gates for Earlsfort Terrace Exhibition Palace and Winter Garden (National Concert Hall).
St. Andrew's Church	W.J. Barre church designer in Northern Ireland.
Florence Road – Up to Eglinton Road.	John Ryan railway engineer worked in US and Ireland. Also worked on Duncairn Tce. houses.

5. SETTING

The Quinsborough Road was conceived and built in Victorian times to serve the seafront, the railway station and the Main Street. This road, together with the adjacent Eglinton and Florence Roads, was built to service a thriving seaside and railway town, which was imaginatively and competently planned.

The street width, the trees and design are intrinsic to the amenity and character of Quinsborough Road. Mature trees are planted in a line in front of Duncairn Terrace providing diversity, and there is a line of well-planted trees on the footpaths alongside Prince of Wales Terrace and both sides of the Main Street end of the Quinsborough Road.

The uniform proportions of groupings of houses and their front gardens create pleasing views from the roadways included in the proposed ACA. The churches together with their well tended gardens and settings provide pleasant features on the Quinsborough, Florence and Eglinton Roads.



*Prince of Wales Terrace.
According to NIAH this building “is still largely intact, which along with Duncairn Terrace and Goldsmith Terrace, makes Quinsborough Road Bray’s most impressive thoroughfare.”*

The Buildings of Ireland (NIAH) survey carried out by The Department of Arts Heritage and the Gaeltacht <http://www.buildingsofireland.ie/Surveys>, has much to say about these Victorian terraces in Bray. It says *“The Prince of Wales Terrace in particular, possesses a mid Victorian splendour to equal contemporary terraces in London.”* It also says *“this Victorian Terrace is one of Bray’s most complete and most impressive 19 c. groupings”*.

“Quinsborough Road is undoubtedly the most architecturally impressive of Bray’s main thoroughfares, largely due to its three grand, late 1850s/early 1860s terraces.”

The Methodist Church and Manse *“has been well preserved and combined with the group value of the adjoining manse it adds much to both the streetscape and the historic character of the area”*.



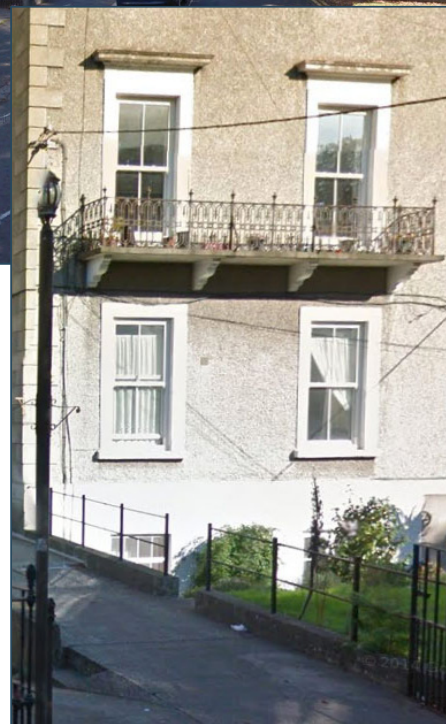
This Methodist Church, on the corner of Florence Road and Eglinton Road, was built in 1864 from granite rubble with sandstone dressings. According to NIAH it is “well preserved and combined with the group value of the adjoining manse it adds much to both the streetscape and the historic character of the area”.

Duncairn Terrace - According to NIAH this group of houses “along with the contemporary Prince of Wales Terrace and Goldsmith Terrace makes Quinsborough Road Bray’s most impressive thoroughfare”.



Duncairn Terrace. These houses were built in 1859. Its features include a panelled timber door with semi-circular fanlight encased in a moulded surround, granite stone steps, timber sashed window frames. Most of the houses have decorative wrought-iron balconies and cast-iron rainwater goods.

Some of the houses have decorative wrought-iron balconies.



St. Andrew's Church "is a neat, well preserved mid 19th century Presbyterian church, which, unusually for this denomination/date, is constructed in the Gothic Style. The corner site ensures the building's prominence and as such its value to the streetscape".

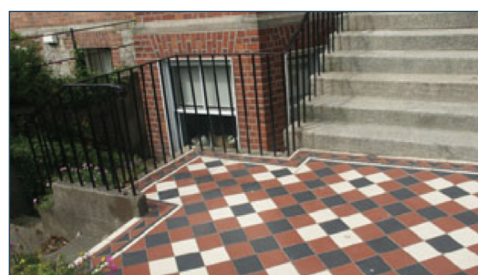
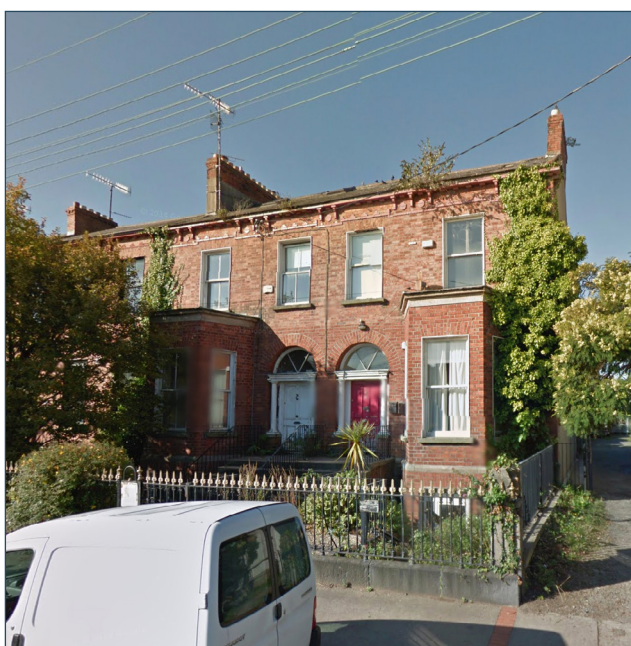


The Presbyterian Church St. Andrews on the corner of Quinsboro and Eglinton Road. This church is built of granite and the entrance timber door is in the shape of an arch with strapped hinges. According to NIAH "this is a neat, well preserved mid 19c Presbyterian Church, which unusually for this denomination/date , is constructed in the Gothic Style. The corner site ensures the building's prominence and as such its value to the streetscape".

Goldsmith Terrace (below) - Quinsborough Road is undoubtedly the most architecturally impressive of Bray's main thoroughfares, largely due to its three grand late 1850s / early 1860s terraces. Of the three Goldsmith Terrace is the most altered, all bar two of the properties having been given over to commercial use, with many unsympathetic shop fronts inserted and front gardens lost; however the Regency style grandeur of the row is still evident and the terrace continues to make an important contribution to the streetscape.



Eglinton Road Nos. 1–8 are “one of the most complete mid to later Victorian Terrace groupings in the whole of Bray”. Nos 9–11 are houses “whose restrained, dignified air contributes much to the streetscape”.



Nos. 6/7 Longford Tce. Eglinton Road. These houses were built c 1865. The facade is finished in brick with decorative eaves course. (Terracotta tiles at entrance above). The granite stone steps are a feature together with the original railings and guardrails. According to NIAH the west side of Eglinton Road is “one of the most complete mid to later Victorian groupings in the whole of Bray. (These houses are now in a very dilapidated condition).

Problems and Pressures

Over the years there have been a number of developments of shop-fronts and mixed-use commercial developments which have negatively impacted on the Quinsborough Road in particular. While the listings of a protected structure protects the immediate building, it is critical that a cohesive approach is taken to the design of this road along with the Florence and Eglinton Roads in order to ensure that the formality of the road is maintained.

ISSUES INCLUDE:

- Signs including illuminated projecting and non-projecting signage, down-lighters, neon signs and large window graphics erodes the uniform appearance of Quinsborough Road (see below).
- Buildings at the Westbourne Terrace end of Quinsborough Road are uninhabited, accessible, subject to illegal dumping and a health and safety issue. These need to be boarded up.
- Although Goldsmith Terrace still has characteristics of well-designed buildings, additions to the fronts of the buildings need to be monitored.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular the use of uPVC windows/door frames.
- Bin-storage, necessitated by sub-divided units, leads to deterioration of visual appearance.
- Porches, extensions, roof alterations need to take into consideration the historic nature of the area.
- Electrical and Telecoms cables litter the facades of many of the buildings.



Objectives

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

- Encouraging the retention of original features such as roof coverings, wall renders, windows, doors, railings, trees, streetscapes, gardens.
- To ensure that any developments, modifications, alterations or extensions affecting a structure within an ACA comply with planning standards and are sited/designed appropriately.
- Encouraging the removal of redundant modern signage which detract from the visual quality of the streetscapes.



Appendix 1 - Profiles of Protected Structures

In most cases details of the architects responsible for the design of buildings was sourced from the Dictionary of Architects in Ireland <http://www.dia.ie/>. Details of the characteristics of the buildings was sourced from the Building Survey of Ireland - National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/Surveys/Buildings/>

1/12 Prince of Wales Terrace	Structure, including interior, gates and railings. Ref No. 68
1/12 Goldsmith Terrace	Structure and railings. Ref No. 72
1/10 Duncairn Terrace	Structure and railings. Ref No. 73
St. Andrews Presbyterian Church	Structure and interior. Ref No. 69
Former Manse of St. Andrews Church	Structure. Ref No. 69
No. 15 Goldsmith Terrace (Lawlor's Pharmacy)**	Façade. Ref No. 74
No. 9 Quinsboro Rd.**	Structure. Ref No. 70
Bray Post Office	Structure. Ref No. 65
1/13 Florence Terrace	Structure and railings. Ref No. 14
Arno Florence Road**	Structure. Ref No. 16
Colaiste Raithin – Florence Road**	Façade, external walls and roof. Ref No. 17
1-11 Eglinton Road (Including Nos. 1-5 Longford Terrace)	Structure. Ref No. 11
Carnegie - Bray Public Library – Eglinton Road	Structure. Ref No. 12
Methodist Church	Structure and interior. Ref No. 15

*** Profiles not included*

QUINSBORO ROAD, 1-12 PRINCE OF WALES TERRACE. REF NO. 68

The “*twelve Italiante houses*” on Prince of Wales Terrace were designed in 1860 by Lanyon, Lynn and Lanyon, important architects of the mid 1800’s. These architects were also responsible for other work in Bray including those in Florence Tce, Ardmore House and also built a number of other houses for Dargan. They also completed drawings for Edward Breslin, another developer at that time in Bray. Prince of Wales Terrace “has been described by a modern architectural writer as a splendid example of Victorian town development and a monument to 19c confidence, and so it remains”. According to NIAH this is still a *“largely intact, terrace, which along with the contemporary Duncairn Terrace and Goldsmith Terrace, makes Quinsboro Road Bray’s most impressive thoroughfare”*.

QUINSBORO ROAD, 1-12, GOLDSMITH TERRACE. REF NO. 72

This was built by 1863 but unlike the Prince of Wales Terrace it is in commercial usage. And is absent of enclosed front gardens at most properties. According to NIAH of the three terraces in Quinsboro Road *“this is the most altered, all bar two of the properties having been given over to commercial use, with many unsympathetic shopfronts inserted and front gardens lost; however the Regency style grandeur of the row is still evident and the terrace continues to make an important contribution to the streetscape”*.

QUINSBORO ROAD, 1-10 DUNCAIRN TERRACE (PREVIOUSLY DARGAN TERRACE). REF NO. 73

At least four of the houses in Duncairn Terrace, were designed for William Dargan, by the famous architect, George Wilkinson who designed many railway stations in Ireland including Bray, Greystones, Dalkey and Wicklow. He was responsible for the design of the station-masters house which currently lies in ruins. He also designed the Royal Marine Hotel for Edward Breslin. These are semi-detached three storey over basement houses built in 1859 as part of a planned, part terraced, part semi-detached development of ten houses. There are decorative wrought-iron balconies to the first floor and each has cast-iron rainwater goods. Similar to the other house built nearby they face on to the road but are separated from the road by a relatively large garden, they are enclosed by decorative cast-iron railings with matching gates.

According to NIAH *“this large mid-Victorian residence is part of a grand, still largely intact grouping of similar houses, which, along with the Prince of Wales Terrace and Goldsmith Terrace, makes Quinsboro Road Bray’s most impressive thoroughfare”*.

QUINSBORO ROAD, ST. ANDREW'S PRESBYTERIAN CHURCH AND MANSE REF NO. 69

St. Andrews Presbyterian Church, was designed by William J. Barre in 1858. Most of Barres work was carried out in the Northern counties and he lived in Newry and Belfast. He is also responsible for the Church of Ireland church at Kilbride.

QUINSBORO ROAD, THE POST OFFICE. REF NO. 75

The Post Office was built in the 'New Dutch Renaissance style' according to the Irish Dictionary of Architects. The Post Office was designed in 1905, by Robert Cochrane, who designed a large number of Post Offices throughout Ireland including ones in Ennis, Belfast, Armagh, Newry Birr and Omagh. He also built quite a number of coastguard stations including ones at Fenit, Dingle and Bunbeg.

FLORENCE TERRACE NOS. 1-13

Like the Prince of Wales Tce, on the Quinsboro Road, the houses on Florence Terrace, were built by the architects, Lanyon Lynn and Lanyon. According to NIAH these are a relatively uniform but non-identical row of thirteen two storey over basement houses built c 1870. Many of the original features remain including the stone steps, timber doors with sidelights, timber jambs with decorative brackets and plain semi-circular fanlights. Most have timber frames. Some windows have decorative wrought-iron security 'grills'. Most have cast-iron rainwater goods. According to NIAH this is a Victorian terrace and one of *"Bray's most complete and most impressive 19c groupings"*.

EGLINTON ROAD 1-8

Similar to Nos. 9-11 however NIAH states that these houses make the west side of Eglinton Road *"one of the most complete mid to later Victorian terrace groupings in the whole of Bray"*.

EGLINTON ROAD NOS. 9-11

These are two-storey over basement houses built in a uniform row c1870. According to NIAH *"The front façade is finished in brick and granite with a decorative brick eaves course"* Each has a flight of stone steps with a plain segmental fanlight. The houses front onto the street but is separated from it by a garden enclosed by *"rendered wall topped with cast-iron railings"*. NIAH states these are houses *"whose restrained, dignified air contributes much to the streetscape"*.

BRAY PUBLIC LIBRARY

This is a Carnegie Library built in 1910 from a grant of £2,000 given by Andrew Carnegie. John C. Wilmot was the architect, he also designed houses at Galtrim Road and the Northern Bank façade on the Quinsboro Road. He died at his residence at No. 3 Galtrim Road in 1912. The Granite used to build the library was from Glencullen and this stone was dressed in Glencree. It was built by A. Hull .

METHODIST CHURCH

This church was built in 1864 of granite rubble and sandstone dressings. The double sheeted timber doors are set in a gothic arched opening set within a porch. There is a large rose window above this door. The window openings are pointed-arched with geometric tracery and sandstone surrounds. The roof is of natural slate and cast-iron rainwater goods. This church was designed by A.G. Jones who built several Methodist Churches around Dublin, including one at Silchester Road Dunlaoghaire.

BRAY RAILWAY STATION. NOT ON PROTECTED STRUCTURE LIST

The famous architect of workhouses George Wilkinson built the Bray Railway Station in 1852 along with other stations including those in Dalkey, Killiney, Dundrum, Greystones and Wicklow. Up until this time he had designed up to two hundred workhouses. His works include buildings at Phoenix Park and the Agricultural Hall at the RDS. In Bray he also built the Royal Marine Hotel, Duncairn Terrace Houses and the Station Master's House.

NORTHERN BANK. NOT ON PROTECTED STRUCTURE LIST.

The Northern Bank was designed in 1890 by George P. Beater who worked on many commercial premises in Dublin including Arnotts, Elverys and Bewleys Henry Street, which was destroyed during 1916. He also worked on the entrance porch to the Nelson Monument in O'Connell Street.

Appendix 2 - Existing Designations/Zonings

