

You can contact the conservation officers for further advice and guidance on **YOUR building**

Replacement of old or construction of new dormers and rooflights will generally require planning permission and their design should be in keeping with the character of the area.



Example of an inappropriate box dormer

It is important to point historic brick/stone buildings with lime mortar. Cement and other modern materials can damage historic walls.



Lime mortar pointing

Crack due to strong cement pointing

Buildings can be damaged if the protective layer of plaster is removed. The stonework which was originally plastered has not been constructed to withstand Irish weather on its own. Lime plaster is the traditional material used and allows the building to 'breathe' and therefore help prevent cracks, damp and rot in built in timbers.



The repair of traditional doors and windows is often a better and cheaper alternative than wholesale replacement. Material such as uPVC can be a false economy as it can have a very short lifespan and its use is not permitted.



Well maintained original sash windows

Broken PVC window

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



The traditional finish for external joinery is usually paint. Painted doors and windows add colour to an area and also protect the timber.



It can often greatly improve the appearance of a building when redundant services (unused wires, antennas etc.) are removed and telecommunication equipment such as satellite dishes and antennas are sensitively located.



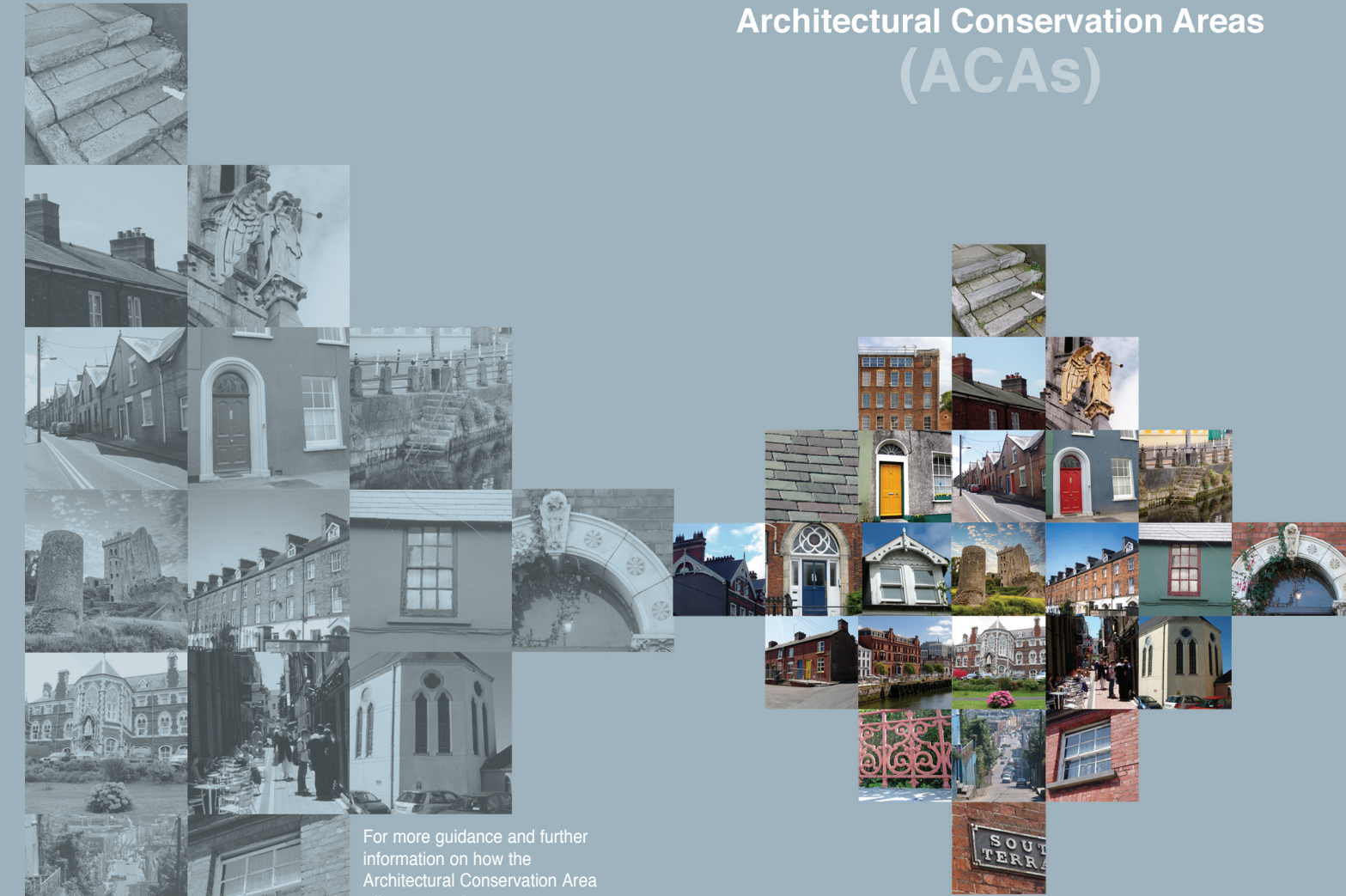
Traditional shopfront details should be kept and repaired rather than replaced.



Historic boundary walls and/or railings are an attractive feature that positively contribute to the character of an area and should be retained.



Architectural Conservation Areas (ACAs)



For more guidance and further information on how the Architectural Conservation Area affects you, please contact:

Conservation Officers,
Planning Policy Section,
Strategic Planning and Economic
Development Directorate,
Cork City Council,
City Hall, Cork.

T: 021 4924497/4924745
E: conservation@corkcity.ie
W: www.corkcity

advice and guidance
for owners and occupiers



Comhairle Cathrach Chorcaí
Cork City Council

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The web address www.buildingsofireland.com has a lot of information on buildings in Cork and includes some of the buildings located in the ACAs.

what is an ACA?

An Architectural Conservation Area (ACA) is an area of special architectural, historic or other significance. It is the aim of Cork City Council to preserve and enhance the character and appearance of these areas.

An ACA can be a small group of buildings or a larger part of the city.

Under Section 81 of the Planning & Development Acts 2000-2021, a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value.

The main aim of
ACA designation
is to preserve
the special and
distinctive
character of
your area



designated ACAs in Cork City

There are currently 42 ACAs designated in Cork. Maps of the ACA boundaries, plus more specific information concerning YOUR area, can be found in **Volume 3** of the *Cork City Development Plan 2022-2028*, which is available at City Hall, the City Libraries or at the web address:

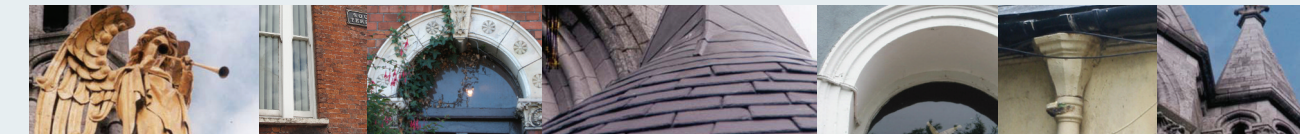
www.corkcitydevelopmentplan.ie

List of ACAs in Cork City

Albert Quay
Albert Road
Ballinlough Road (Annville / Ardeevin Group)
Bandon Road 38-43 and Lough Road 58-60
Barrett's Buildings, off Blarney Street
Bethesda Row, Old Blackrock Road
Bishopstown Park
Blackpool
Blackrock Road
Blarney
Castlevue Terrace 1-11, Lower Glanmire Road
Coburg Street and Saint Patrick's Hill
Corporation Buildings, Saint Paul's Avenue
Douglas - Donnybrook
Douglas Road-Northwest
Former Ford Factory (Marina Commercial Park)
Friar Street
Grattan Hill, Lincoln Place, Hackett's Terrace and Mahony's Ave
Greenmount
Herbert Park
Lower Glanmire Road
MacCurtain Street
Mardyke
Marie Place 1-12, Windmill Road
Melbourn Road Estates
Myrtle Hill Terrace
North Main Street
North Mall / The Marsh
Oliver Plunkett Street
Paul Street
Railway Cottages 1-13, Anglesea Street
Rockboro Road 18-20
Shandon
South Channel
South Parish
Sunday's Well
Turner's Cross
University College Cork, College Road and Magazine Road
Vandeville 1-4, Ballinlough Road
Victoria Road
Walsh's Square, Devonshire Street West
Wellington Road and Saint Luke's

what are the benefits for your property in an ACA?

- Protecting and enhancing the character of these areas generally **improves property values**. Keeping and enhancing building features makes the area special, increases desirability and makes the area more attractive.
- Maintaining properties within a conservation area **ensures that the attractiveness of the area in which you live will be maintained**.
- Attractive street features in your area such as historic paving, railings, furniture and kerb stones will remain in situ. **Works that remove or damage these will not generally be permitted**. This applies to the Local Authority and bodies with statutory rights such as telecommunication, electricity and gas supply companies as well as the individual property owner.
- Inclusion in an ACA **provides certainty for property owners and potential buyers**. This is important when people are looking for a particular environment within which to live and work.
- Most traditional buildings have a quality of craftsmanship which cannot easily be replicated in modern development. **Original features add value to buildings**.



- Keeping and refurbishing older buildings is **more sustainable** than the construction of modern buildings.
- Owning a historic building often gives people a sense of pride and **provides a connection with the history of their area**.

good practice guidelines

Being located in an ACA means that new development should contribute positively to the character of the area. It does not mean that no new development can take place. Through the planning process we will be seeking a higher standard of development for **your** area. It is important to note that ACA status does not mean that the buildings in it are protected structures.

Some Important Principles

- **Repair rather than replace**. Fix windows and doors rather than loose them. Remember, these add value to your house. Original timber doors and windows are of superior quality material compared to modern examples. Many of them have survived for over 200 years.
- **Match like for like**. If you have to repair/replace features, use matching materials and techniques to the original.
- **Demolition of buildings** which contribute to the character of the area **will not generally be permitted**.

For information of the annual ACA grant funding available:
<https://www.corkcity.ie/en/council-services/services/arts-culture-heritage/built-heritage/conservation-grants.html>

development in ACAs

The **carrying out of works** to the exterior of any building in the ACA will require planning permission where these works materially affect the character of the area.

New extensions should be designed to be subordinate to the main building.

Traditional roofing materials such as natural stone slates and clay tiles should be kept as they are generally of excellent quality and are often very attractive.



Keep features such as chimney pots and stacks, bargeboards and cast-iron gutters and pipes that form an attractive part of the roofscape.



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