

CHAPTER 10

Built Heritage

10.1 Archaeological heritage

10.1.1 The archaeological heritage of the county is a unique and special resource, which forms a distinctive element of the landscape and local historical identity. Recorded archaeological remains abound throughout the county ranging in date from the Mesolithic (c.6,000 BC) at Ferriter's Cove on the Dingle Peninsula to the late medieval churches that occur in many of the county's graveyards. Building activity and natural resource extraction has increased significantly in recent years. This coupled with an increase in afforestation and changing farming methods has placed the archaeological heritage of the county under increasing threat.

10.1.2 The National Monuments (Amendment) Act 1994 made provision for the compilation of a record of all known monuments in the County - The Record of Monuments and Places (RMP). The Record of Monuments and Places consists of a set of constraint maps on which all the archaeological sites in the county known to the Minister in 1997 were marked. It is accompanied by a manual, which contains a descriptive listing of each site. All the sites marked on the RMP constraint maps are protected under Section 12 of the National Monuments (Amendment) Act 1994.

10.1.3 As new features and monuments are discovered due to research and development driven archaeological assessment, monitoring, testing and excavation a second layer of monuments not yet included in the RMP is created. It is intended that The Department of the Environment, Heritage and Local Government will update the RMP at regular intervals, an update of the Kerry RMP is currently proposed for 2008.

10.1.4 Copies of the Record of Monuments & Places constraint maps and accompanying manual can be viewed at the County Library, Kerry County Museum & Kerry County Council headquarters.

Reference to Relevant Legislation

10.1.5 The National Monuments Service, Department of the Environment, Heritage and Local Government and The National Museum of Ireland has a specific role in relation to the protection of the archaeological heritage. Their powers and functions are contained in the following legislation:

1. The National Monuments Acts 1930 to 2004
2. The National Cultural Institutions Act 1997.
3. The Planning and Development Acts 2000-2007 and the Planning Regulations made thereunder.

10.1.6 The listing of a monument in the Record of Monuments & Places provides a degree of protection for the archaeological remains. However, there are a number of monuments within the county that are further protected by being in the ownership or guardianship of the state or the subject of preservation and registration orders (see appendix 1A to 1D).

Archaeological Monuments and Sites in State Ownership are shown in Appendix 1(a).

Archaeological Monuments and Sites in State Guardianship are shown in Appendix 1(b).

Archaeological Monuments and Sites subject to Temporary Preservation Orders are shown in Appendix 1(c).

Archaeological Monuments and Sites subject to Registration are shown in Appendix 1(d).

10.1.7 The Council shall comply with the recommendations and guidance of the National Monuments Service of the Department of Environment, Heritage & Local Government and other statutory bodies in relation to planning applications which potentially may impact on monuments and sites which are included in the Record of Monuments and Places. The advice of the National Monuments Service and the County Archaeologist will be sought in relation to archaeological and potential archaeological monuments and features not yet included in the RMP.

When archaeological material is disturbed or development is located within a zone of archaeological potential, the setting of the monument becomes spoiled and can detract from the integrity and historical identity associated with the monument. The impact on the surrounding landscape will need to be assessed also. Any development within or adjacent to a recorded monument should submit an archaeological assessment to determine the likely effects on the monument and the mitigating measures that should be adhered to, if development is taking place.

Developments which would destroy, damage, or alter any monuments or site of archaeological significance, will not be favourably considered by the Planning Authority.

Additionally, the Planning Authority will seek to protect and preserve the views and prospects to recorded monuments and protected structures, where appropriate.

Offences and penalties for individuals that destroy/ harm/ adversely affect a Recorded Monument or its setting are set out in Section 13 of the National Monuments (Amendment) Act 1994.

10.1.8 Archaeological structures may, in some situations, be considered as architectural heritage, and will in this plan additionally be:

- Included in the Record of Protected Structures
- Covered by the provisions set out in section 9.2 Architectural Heritage.

Objective No.	Archaeological Heritage
	It is an objective of the Council to:
BH 10-1	<p>Preservation of Archaeological Monuments and Sites Included in the Record of Monuments and Places (RMP)</p> <p>Ensure the preservation of all archaeological monuments and sites included in the Record of Monuments and Places (RMP) as established under section 12 of the National Monuments (Amendments) Act 1994. In ensuring such preservation, the Council will have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies. For sites which have been identified, but not yet added to the RMP the planning department will have regard to the advice and recommendations of the National Monuments Service and the County Archaeologist.</p>

BH 10-2	Identification of Archaeological Sites. Have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies in the identification and protection of all previously unknown archaeological sites.
BH 10-3	Protection of Settings of Archaeological Interest Ensure that erection of any structure adjacent to, or within the vicinity of an archaeological monument or feature shall not be detrimental to the character of the monument/feature or its landscape setting, and shall be sited and designed sympathetically with the character of the monument/feature or the setting.
BH 10-4	Public Awareness & Advisory Guidance Promote public awareness and facilitate appropriate advisory guidance in relation to the protection of the archaeological heritage of the county.

10.2 Architectural Heritage

10.2.1 Architectural heritage has a significant role as a bearer of local identity forming a link to the culture, history, economy and livelihood of previous generations. Architectural heritage forms society's collective identification and record of places, villages and towns. Our architectural heritage not only comprises buildings of national importance, but also more modest structures from thatched dwellings to small estate houses to farms and outbuildings. The wide variety of building types contributes to the special character of the county and is a unique resource, which once lost or damaged, cannot be replaced.

Trends in urban areas.

10.2.2 Prior to the industrialisation of the building industry, the built environment evolved in the continuation of existing building techniques, often re-using and incorporating existing buildings and features into new buildings.

10.2.3 This resulted in the harmonious growth of villages and towns, where new developments would be of a similar character and scale as the surrounding buildings, creating the urban fabric. Most towns and villages are generally well maintained and many owners of traditional properties take pride in the proper maintenance and development of their structures.

10.2.4 Over the past decade the existing structures within the historic centres in towns and villages have undergone major transformation as a result of changes of use, introduction of new building types and higher building density. Modern building techniques have made it possible to create dimensions and spans which are considerably greater than those which can be achieved by traditional building techniques. This can create its own problems within built-up areas in towns and villages.

10.2.5 New buildings can, in these situations, easily dominate or spoil the urban setting by the large dimensions of the building or by out-of-scale components such as large glazed openings.

10.2.6 Changes to existing buildings by insertion of out-of-scale components, changes in external finishes and the use of non-traditional materials can, similarly, have an adverse impact on the particular building and the immediate setting.

10.2.7 The issues arising within historical town and village centres can therefore be summarised as:

- Re-modelling of street facades of traditional town houses and removal of particular building details without regard to the traditional form.
- Replacement of traditional wooden framed windows and doors with new type designs, framed with non-traditional materials such as aluminium and uPVC.
- Demolition of buildings such as town houses, outbuildings and warehouses.
- Out-of-scale in-fill developments.
- Light pollution by insensitive street lightning and floodlighting of individual structures.
- Overhead network cabling.
- The inappropriate use of pastiche structures.
- The inappropriate removal of plasterwork to reveal the stone fabric.
- The intrusive positioning of modern services and equipment.
- Extensions which conflict with the original style

Trends in the Countryside

10.2.8 Most traditional cottages and farm holdings have been in family ownership for several generations. Many owners of traditional farmhouses take pride in the proper maintenance of their houses and are aware of the importance of traditional stone fences and archaeological remains located on their lands.

A number of issues have, however, arisen due to various factors such as the rise in the number of new one-off houses, changed farming practices and a decline in the use and maintenance of traditional rural cottages.

10.2.9 These issues can be summarised as:

- Infringement of archaeological building remains and their setting by one-off houses, housing schemes or other developments.
- Dilapidation and demolition of stone fences due to changed farming practice.
- Dilapidation and demolition of small one-off vernacular rural cottages.
- Inappropriate repairs such as the installation of non-traditional windows and the use of inappropriate mortars and plasters.

Objectives - Approach to the Architectural Heritage

10.2.10 Kerry County Council seeks to promote and secure proper development, revitalisation and protection of the county's architectural heritage. The architectural heritage will not be regarded as a static environment, but will be considered as evolving over time in the future as it has evolved in the past. It is anticipated that through raising awareness of the built heritage of the county that a better appreciation will develop, together with a drive to protect the county's very significant heritage.

Each region has a distinctive type of dwelling, as different building materials in different regions would have been used in the past. Evidence of these materials, and styles remain and are common throughout the county. Traditional crafts such as thatching and limewashing are no longer prevalent due to modern building techniques.

Notably, vernacular architecture can teach us many lessons, including appropriate siting of a dwelling to maximise "free" energy and the ability to work with the landscape.

Developments that are proposed within an Architectural Conservation Area or adjacent to Protected Structures or Recorded Monuments will respect the established vernacular architecture such as building heights, fenestration and design where appropriate and where possible.

Vernacular architecture includes buildings of significant local interest within a settlement that may not be recorded on the list of protected structures. Nevertheless, these buildings of significant local interest contribute to the overall architectural heritage of the area and contribute to the streetscape and local identity of the area. The Planning Authority will seek to preserve these buildings and investigate their inclusion on the Record of Protected Structures.

The Planning Authority will not encourage the demolition of vernacular architecture which is considered to be of historical, aesthetic, social or cultural merit, which contributes to the character and appearance of an area.

Burial grounds are also an important part of local heritage and oftentimes retain remnants of earlier structures on their grounds or important funerary monuments and intricately inscribed gravestones. These add to the architectural as well as the social and cultural history of an area. Some burial grounds are included in the Record of Monuments and Places. The Planning Authority will not encourage any development that would interfere with existing burial grounds.

Objective No.	Architectural Heritage
	It is an objective of the Council to:
BH 10-5	Development of the Architectural Heritage Exercise a balanced approach to maintenance and development of the architectural heritage, having regard to both the qualities of the given architectural context and the modern requirements to safety, comfort and usage, thus facilitating continuity of use of the architectural heritage in a sustainable manner.
BH 10-6	Advisory Guidance and Public Awareness Facilitate and exercise appropriate advisory guidance in relation to maintenance and development of the architectural heritage.

Reference to Relevant Legislation

10.2.11 Part IV of the Planning and Development Act 2000, states that a structure or an area would be of special interest if it possesses at least one of the following characteristics:

- Architectural values,
- Archaeological values,
- Cultural values,
- Social values,
- Historical values,
- Artistic values,
- Scientific values, or
- Technical values.

10.2.12 A structure that has at least one of the characteristics of special interest is eligible for inclusion in the Record of Protected Structures. The elements of a Protected Structure, which are protected under the relevant legislation, include the exterior and interior fixtures, fittings, and curtilage and attendant grounds of the structure. Also included are other structures within that curtilage and their exteriors and interiors and attendant grounds. Curtilage refers to the “parcel of land immediately associated with that structure and which is/ was in use for the purpose of that structure.”

***Source:** Architectural Heritage Protection Guidelines for Planning Authorities, DoEHLG 2004

10.2.13 A place, an area or a group of structures or streetscape that has at least one of the characteristics of special interest is eligible for designation as an Architectural Conservation Area (ACA). An ACA may or may not include Protected Structures. In an ACA the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA, which might alter the character of the structure, or the ACA. This designation allows the evolution and development of an area while maintaining its essential character and distinctiveness.

10.2.14 Management plans for these ACA's will be formulated, in order to protect and enhance their character. Such plans will include details of criteria for designation, boundaries, statement of character, issues and development management policies.

10.2.15 The Department of the Environment, Heritage and Local Government may make recommendations to a planning authority concerning inclusion of particular structures, specific parts of particular structures or specific features within the attendant grounds of particular structures. The Council shall have regard to any recommendation made by the Department.

10.2.16 The Council may add a structure to the Record of Protected Structures or designate an area as an ACA where, in the opinion of the Council, this is warranted.

10.2.17 An owner or occupier of a Protected Structure may 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 that contributes to its special interest.

10.2.18 The designation of Protected Structure status to buildings is a positive step in ensuring their survival. It does not preclude redevelopment or improvements from taking place although owners of Protected Structures can no longer avail of exempted development provisions.

10.2.19 A Conservation Grants Scheme is operated by Kerry County Council to assist the owner and/or occupier of a Recorded Protected Structure to undertake necessary works to ensure its conservation.

10.2.20 The Council shall apply the guidelines issued by the Department of the Environment, Heritage and Local Government, in relation to structures included in the Record of Protected Structures and to areas designated as Architectural Conservation Areas.

Objectives - Development and Protection of the Architectural Heritage

10.2.21 The Council shall over the term of the plan carry out a comprehensive survey of vernacular architecture in the county to ensure that these buildings are identified and adequately protected in the Record of Protected Structures.

10.2.22 The architectural heritage in County Kerry is characterised by a large diversity of structures and environments, and represents a time span of building activity for more than 2000 years with very different constraints and opportunities.

The structures included in the Record of Protected Structures are listed in Appendix 2 (a).

The structures proposed to be included in the Record of Protected Structures are listed in Appendix 2 (b).

Areas pending designation as Architectural Conservation Areas are listed in Appendix 3.

Objective No.	Architectural Heritage
	It is an objective of the Council to:
BH 10-7	<p>Inclusion of Structures in the Record of Protected Structures</p> <ul style="list-style-type: none"> a) Include structures, sites and areas of special interest which come to the attention of the Council in the Record of Protected Structures as soon as feasible during the period of the plan. b) Seek to protect all structures within the county which are of special architectural, archaeological, cultural, social, historical, artistic, scientific and technical interest c) Have regard to the recommendations of the Department of the Environment, Heritage and Local Government for inclusion of particular structures.
BH 10-8	<p>Structures included in the Record of Protected Structures</p> <p>Protect and enhance the architectural values of a particular structure included in the Record of Protected Structures by requiring that:</p> <ul style="list-style-type: none"> a) The authentic fabric which contributes to the special interest of the structure be preserved b) Where a damaged or deteriorated feature could reasonably be repaired its replacement should not be permitted c) Historic windows and doors should be repaired rather than replaced and dry lining and damp proofing should not damage historic plasterwork or flagstones. d) Extensions should be sympathetic to the earlier structure and should not interfere with or cause damage to the fabric or the setting of the existing structure where possible. e) Where the continued well being of a Protected Structure may involve its adaptation for a new use; its architectural character is maintained and its external features and setting shall be retained. f) Anybody undertaking works on a Protected Structure shall adhere to the standards outlined in the DoEHLG publication “architectural heritage protection- Guidelines for Planning Authorities”
BH 10-9	<p>Designation of particular areas as Architectural Conservation Areas</p> <ul style="list-style-type: none"> a) Designate particular places, areas, groups of structures or townscape as the Council considers of special architectural, archaeological historical, artistic, social, cultural, scientific or technical interest as ACA's. b) Have regard to the recommendations of, the Department of the Environment, Heritage and Local Government for designation of particular areas. c) Consider, in consultation with the The Heritage Policy and Architectural Protection Unit of the Department of the Environment, Heritage and Local Government, the designation of an Area of Architectural Conservation centred on the old village on the Great Blasket Island.

BH 10-10	<p>Architectural Conservation Areas</p> <p>Protect and enhance the architectural values of an Architectural Conservation Area by requiring that;</p> <ul style="list-style-type: none"> • signage, • street furniture, • street lighting and • other visible fittings or installations located on public spaces or • fixed on particular structures, • pavements, • roads, • parking facilities or other elements forming the public spaces, • any external modification, alteration or extension of any scale of any structure within the area, • any development within the area; <p>shall not be detrimental to the character of any relevant particular structure, adjoining structures, or the setting or the area and shall be designed sympathetically with the character of any relevant particular structure, adjoining structures, the setting or the area.</p> <p>Ensure that the quality or character of an ACA is not damaged by incremental alterations to the fabric or setting of the buildings comprising the ACA.</p> <p>Where demolition of a structure is requested within an ACA an assessment of the impact of the replacement building on the character of the ACA will be required.</p>
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