Appendix I
Strategic Flood Risk Assessment

A.1 Overview

Following on from the EU Directive 2007/60/EC on the assessment and management of flood risks (known as the Floods Directive), the Department of Environment, Heritage and Local Government (DoEHLG) and the Office of Public Works (OPW) published *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* in November 2009 (henceforth referred to as the Guidelines).

The Guidelines require planning authorities to introduce flood risk assessment as an integral and leading element of their development planning functions. This is achieved by ensuring that the various steps in the process of making a development plan are supported by a Strategic Flood Risk Assessment (SFRA).

A.1.1 The context for Enniscrone LAP Flood Risk Assessment

The preparation of the current CDP was supported by a SFRA (prepared by consultants CAAS), which analysed relevant data available in 2010 in order to identify flood risk management priorities for the County.

A scoring system was used to rank the County's settlements according to flood risk, position in the CDP's settlement hierarchy and the availability and status of recent flood studies in order to prioritise their potential need for detailed flood risk assessment and management studies. Of the settlements not covered by mini-plans, Enniscrone was allocated the highest score in terms of prioritisation along with Tobercurry.

The Enniscrone LAP is accompanied by a SFRA of the plan area, which should be read in conjunction with the SFRA prepared for the CDP.

It is important to note the limitations of flood risk assessment at a strategic level. The lack of detail and the broad-brush approach used in the preparation of OPW maps (on which this Report's maps are based) makes them less suitable for use at project level. It is the responsibility of each applicant for planning permission to assess the flood risks associated with the development site (refer to the Disclaimer at the end of this Appendix) and to include appropriate flood mitigation measures, if necessary.

A.2 Relevant provisions of the Flood Risk Management Guidelines

The Guidelines set out a process of assessment for flood risk at all stages in development planning and the development management process. They give direction in relation to zoning lands for development in areas at risk of flooding. Section 3 of the Guidelines outlines a sequential approach whereby new development is first and foremost directed towards land that is at low risk of flooding.

A.2.1 Sequential approach - principles

The three principles of the sequential approach to managing flood risk are as follows:

1. **Avoidance**: avoid development in areas at risk of flooding.
2. **Substitution**: if avoidance is not possible, consider another land use, less vulnerable to flooding.
3. **Mitigation**: when neither avoidance nor substitution can be achieved, consideration should be given to mitigation and management of risks.

Inappropriate types of development that would create unacceptable risks from flooding should not be planned for or permitted. Exceptions may be made following a justification test. This test must demonstrate both the planning need and the sustainable management of flood risk to an acceptable level.

A.2.2 Flood zones and land use vulnerability

The Guidelines define three flood zones – A, B and C – based on the probability of flooding, with zone A having the highest probability and zone C having the lowest probability.

The vulnerability of different land uses is also taken into consideration: these are divided into “highly vulnerable”, “less vulnerable” and “water-compatible”.

A.2.3 Zoning justification test

This test, explained in Section 4 of the Guidelines, has been designed to assess the appropriateness of developments that are being considered in areas of moderate or high flood risk. The test sets out three criteria which must all be met when zoning lands that are at moderate or high risk of flooding, for uses or developments which are vulnerable to flooding. These criteria are:

1. The settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines or certain statutory plans or guidelines.
2. The zoning is required to achieve the proper planning and sustainable development of the settlement.
3. A flood risk assessment carried out to an appropriate level of detail demonstrates that flood risk to the development can be adequately managed and there will be no adverse impacts elsewhere.

A.2.4 The flood risk assessment process

The Guidelines recommend that a staged approach is adopted when undertaking a Flood Risk Assessment, carrying out only such appraisal and or assessment as is needed for the purposes of decision-making at the relevant level.

Stage 1: Flood risk identification – This stage determines whether there are any flooding or surface water management issues related to a plan area or a proposed development site that may warrant further investigation.

Stage 2: Initial flood risk assessment – If at Stage 1, a flood risk issue is deemed to exist, the assessment proceeds to Stage 2, which confirms the sources of flooding, appraises the adequacy of existing information and determines the extent of additional surveys and the degree of modelling that will be required. Stage 2 must be sufficiently detailed to allow the application of the sequential approach (described above under 2.1) within the flood risk zone.

Stage 3: Detailed risk assessment – Where Stages 1 and 2 indicate that an area proposed for zoning or development may be subject to a significant flood risk, a Stage 3 Detailed Flood Risk Assessment must be undertaken. This involves a quantitative appraisal of the flood risk, of its potential impact elsewhere and of the effectiveness of any proposed mitigation measures. This generally requires the use of a hydraulic model across a wide enough area to appreciate the hydrological processes and their impacts.

A.3 Flood Risk Assessment of the Enniscrone LAP area

Enniscrone is located along the west coast of Sligo, directly to the east of the Moy estuary. The town is situated in an area that can be characterised as a coastal plain, consisting of low-lying, gently rolling green fields, sloping to sea level along the coast and rising up at the centre of the town.

The defining physical characteristics of the area are its long and varied shoreline, its undulating landscape and the Bellawaddy and Devlin Rivers.

The plan area comprises circa 8 km of coastline. The northern part of this coastline faces directly west and is exposed to the Atlantic Ocean, while the southern part of the coastline faces north and appears to be somewhat sheltered.

The Bellawaddy River dissects the southern end of the development zone as it makes its way to the sea. Wetland areas occurr along both sides of the river.

The Devlin River defines the southern boundary of the development zone as it drains into the sea.

According to available data, the main cause of flooding in Enniscrone is pluvial flooding, with coastal and fluvial flooding occurring in places.

Pluvial flooding occurs when the amount of rainfall exceeds the absorption capacity of the ground. This excess water flows over land, ponding in natural hollows and low-lying areas or behind obstructions. This occurs in many areas around Enniscrone, in low-lying areas.

Fluvial flooding occurs when the flow in a river exceeds the capacity of the river channel, whether defended or otherwise, and causes overtopping or a breach. It can happen, for example, when heavy rain falls on an already waterlogged catchment. Fluvial flooding takes place along the banks of the watercourses in the Plan area.

Coastal flooding is caused by higher-than-normal sea levels, resulting in the sea overflowing onto the land. The magnitude of coastal flooding is influenced by three factors, which often work in combination: tide level, storm surges and storm wave action. Coastal erosion of both the foreshore and the shoreline is closely linked with coastal flooding.

The storms in early 2014 caused extensive damage in Enniscrone, including breach of the sea wall on Cliff Road, damage to the Pier and destruction of a large section of the cliff walk north of the Pier. However, the available OPW Flood Risk Assessment maps indicate that coastal flooding is not a significant issue in terms of disruption to the built fabric of the town.

The next section of the Report provides an appraisal of available data and an assessment of the flood risk associated with the lands within the boundary of the Enniscrone Local Area Plan, in accordance with the relevant provisions of the Guidelines.

A.3.1 Stage 1 - flood risk identification

In this stage, it is necessary to identify locations with historic or possible flooding/surface water management issues within the Plan area that may warrant further investigation.

The following sources of information were used to identify possible flood risk in the Enniscrone LAP area: the Office of Public Works (OPW); six-inch Ordnance Survey maps; aerial photography; public consultation; Local Authority personnel; Preliminary Flood Risk Assessment (PFRA) maps; and the Irish Coastal Protection Strategy Study (ICPSS) maps.

A.3.1.1 Office of Public Works (OPW) – historical data

The OPW developed the *www.floodmaps.ie* website, which contains mapped information concerning past flood events.

Several flood events within the LAP area are recorded on this website:

1. flooding at Carrownurlar, on the R-298 and adjoining lands;
2. flooding at Carrowhubbuck on the L-2602-0 (102) and adjoining lands;
3. flooding at Attichree on the L-2602-44 (102) and adjoining lands;
4. land flooding in Muckduff area due to Bellawaddy River overflowing its banks;
5. land flooding in Carrowhubbuck due to discharge to sea silted up;
6. land flooding downstream of Devlin bridge (R-297, Muckduff Td) during periods of high tide and/or high river flows;
7. land and road flooding adjacent to the N-59 resulting from Rosnamuckyduff Stream overflowing;
8. land and road flooding on the R-297 at Bunnanilra;
9. land and road flooding at Carrowneden on the L-2502-0.

Seven of the nine listed flood events are located outside the development area and in the Buffer Zone (flood events 1, 3, 4, 5, 7, 8 and 9). Therefore they are not considered to be a constraint on land use zoning.

Flood event no. 2 occurs at the northern end of the LAP development zone. The area of road and land which floods is located in a hollow and is subject to overland flow from adjoining areas. It is considered that such a problem could be addressed through advanced drainage techniques and therefore it is not necessary to exclude this area from development.

Flooding event no. 6 is tidal in nature. It occurs just south of the grounds of the Diamond Coast Hotel, on the southern boundary of the development zone. This area is already developed as a car park for the hotel, with adjacent tennis courts. It is considered that these are less vulnerable uses, as per the Guidelines.

A.3.1.2 Six-inch (1:10,560) Ordnance Survey maps

Six-inch Ordnance Survey (OS) maps show areas which are marked “liable to floods”. The exact areas are not delineated, but the markings give an indication of places which have undergone flooding in the past. The OS maps relevant for the Enniscrone LAP area do not have any “liable to flood” areas. However, lands to the south of the Bellawaddy River are indicated as being marshy. Lands to the east of the L-2602-14 (Enniscrone to Corbally) are also indicated as being marshy.

A.3.1.3 Aerial photography

Orthophotography from two sources – the Ordnance Survey (2005) and Bing Maps (www.bing.com/maps) (November 2011–March 2012) – does not give any indications of flooding within the Plan area.

A.3.1.4 Public consultation

As part of the plan-making process, public consultation was carried out by the Planning Authority and written submissions were invited from the public. Flooding was not mentioned in any of the submissions received during public consultation.

A.3.1.5 Local Authority personnel

Some of the flood events within the LAP area recorded on the OPW's floodmaps.ie website have been corroborated and explained by Local Authority staff, as summarised below.

1. Flooding at Carrowhubbuck on the L-2602-0 (102) and adjoining lands – the area of road and land which floods is located in a hollow and is subject to overland flow from adjoining areas. It is considered that such a problem could be addressed through advanced drainage techniques.
2. Land flooding in the Muckduff area due to Bellawaddy River overflowing its banks – this is caused by high tides.
3. Land flooding in Carrowhubbuck due to sea discharge silted up – this occurs at the surface water outlet to the sea. This type of flooding event is not common, and is not significant when it does occur. It occurs on an area of rough surfacing beside a storm beach with no development nearby.
4. Land flooding downstream of Devlin Bridge, R-297, Muckduff Td, during periods of high tide and/or high river flows – this is caused by high tides.

A.3.1.6 Preliminary Flood Risk Assessment (PFRA) maps 2011

The Preliminary Flood Risk Assessment (PFRA), carried out in 2011, was a requirement of the EU Floods Directive.

The objective of the PFRA was to identify areas where the flood risk might be significant (referred to as Areas for Further Assessment, or AFAs). A more detailed assessment of AFAs has been carried out through Catchment Flood Risk Assessment and Management (CFRAM) studies. Enniscrone was not an area subject to further CFRAM studies.

The PFRA also produced a series of maps for the entire country indicating projected extent of flooding for a given probability based on different types of flooding. The methodology used to produce these flood maps was "broad-brush".

The relevant maps for the Enniscrone area indicate projections for coastal flooding (extreme, defined as 1 event in 1000 years, and indicative, defined as one event in 200 years), fluvial flooding (extreme, defined as one event in 1000 years, and indicative, defined as one event in 100 years) and pluvial flooding (extreme, defined as one event in 1000 years, and indicative, defined as one event in 100 years).

The report accompanying the said maps states that they may be used in the Stage I Flood Risk Assessment to identify areas where further assessment would be required if development is being considered within or adjacent to the flood extents shown on the maps. However, these maps are not meant to be used as the sole basis for determining Flood Zones nor for making decisions on planning applications.

Please refer to **Map A.1** (PFRA Map) at the end of this Appendix.

The PFRA map highlights areas in Enniscrone which may be prone to coastal, fluvial and/or pluvial flooding. The majority of these areas are located outside the development limit, within the Buffer Zone of the Enniscrone LAP.

Pluvial flooding risk

Some areas identified with a potential pluvial flooding risk are already developed, such as the Diamond Coast Hotel, the Caravan Park, established housing areas throughout the town. As these areas are already developed, it is assumed that the risk of flooding has been eliminated, reduced or is currently managed by the occupants/operators of the respective businesses or housing estates.

Several greenfield sites have been identified as having a potential risk for flooding:

— lands to the east of the Cahermore Holiday Village, previously zoned residential in the LAP 2004, now placed in the strategic land reserve;

— lands along the eastern boundary of the development zone, across the road from protected structure RPS No. 391. The corner site was previously zoned residential in the LAP 2004, now zoned for mixed uses. The rest of the land is in the Buffer Zone.

— lands east of the Waterpoint leisure centre, on the existing astro-turf pitch – zoned for community facilities;

— lands south of the Waterpoint – zoned as open space;

— lands in the south-eastern corner of the development zone – previously zoned residential in the LAP 2004, now included in the Buffer Zone).

Please refer to Section A.3.2.2 for further discussion of these areas.

Fluvial flooding risk

The only areas within the LAP development zone shown on the PFRA maps as being at risk of fluvial flooding are lands associated with the Bellawaddy and Devlin Rivers. The Bellawaddy River is shown to flood a field to the east of the R-297 at the southern boundary of the development zone. The portion of this field which has been identified at risk of flooding is included in the Buffer Zone, outside the development limit. To the south of the flooding line, the land is zoned for tourism-related uses, with an objective to provide a minimum of 100 car-parking spaces. It is considered that a car park is a less vulnerable development, as per the Guidelines, and the flood risk can be adequately managed by the operators of the facility.

The Devlin River is shown to flood only a small portion of land zoned as open space at the southern end of the development zone.

The areas outlined in red in the illustration below represent *benefitting lands* inside and outside the Plan area. These areas are outside the development zone.

Benefiting lands are lands which would have been subject to flooding or poor drainage in the past and might have benefited from the implementation of Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945).

Coastal flooding risk

The maps indicate very little risk of coastal flooding on existing greenfield or developed land within the development zone. The wastewater treatment plant is shown as being at risk. A storm protection berm was built to the west of the treatment plant at the time of its construction. Up to 2014, this berm did adequately protect the plant. Since the storms of January 2014 threatened the plant, coastal protection works in the area have become a priority for Sligo County Council.

The OPW maps also show that parts of the golf course may be susceptible to coastal flooding. The course is outside the development zone and would be classified as a less vulnerable development, as per the Guidelines.

A.3.1.7 Irish Coastal Protection Strategy Study (ICPSS) for the North-West, 2012

The OPW produced coastal flood maps for the west coast of Ireland in Phase 4 of the ICPSS. The study used a combination of historical and numerically modelled data to develop extreme still-water levels at a series of locations along the coastline. The maps were produced at a strategic level to provide an overview of coastal flood hazard and risk in Ireland.

Still-water levels were extrapolated over a computer model of the surface of the land (digital terrain model, DTM) to produce predictive flood extents for the 1-in-200-years event and the 1-in-1000-years event. The maps represent a scenario for the year 2100 and include allowances for projected future changes in climate and glacial isostatic adjustment, i.e. a mean sea level rise of +500 mm by 2100 and land movement of 0.1-0.5 mm per year.

These maps are not meant to be used to assess the flood hazard and risk associated with individual locations or to replace detailed local flood risk assessment. Local factors, such as flood defence schemes, have not been taken into account.

A more extensive inland area to the west of the Diamond Coast Hotel is shown to be affected by coastal flooding on the ICPSS maps than that shown on the PFRA maps.

Please refer to **Map A.2** (ICPSS Map) at the end of this Appendix.

A.3.2 Stage 2 – Initial flood risk assessment

If, following Stage 1 Flood Risk Identification, the planning authority considers that there is a potential flood risk issue, it should move on to Stage 2. The purpose of a Stage 2 assessment is to ensure that all relevant flood risk issues are assessed in relation to the decisions to be made and that the potential conflicts between flood risk and development are addressed to the appropriate level of detail.

A.3.2.1 Flood zones and land use zoning

Using the information available from the PFRA and the ICPSS maps, a Flood Zones Map has been compiled for the Plan area.

The map indicates that most of the land within the development zone is located in Flood Zone C, where the probability of flooding is low.

The land along the coastline is located in either flood zone A or B, representing high to moderate probability of flooding. Most of this land is within the designated Buffer Zone or is zoned as open space, where development is strictly controlled. Land adjoining the banks of several watercourses in the Plan area are also within the flood zones A and B.

The remaining Plan area is located in flood zone C, where the probability of flooding is low

Please refer to **Map A.3** (Flood Zones Map) at the end of this Appendix.

A.3.2.2 Assessment of flood risk in the LAP area

The areas susceptible to flooding in Enniscrone have been highlighted in Section 3.1 of this Appendix. The main risk is from pluvial and fluvial flooding, both indicative and extreme categories, as shown on the PFRA maps, with some coastal flooding along the coast and estuary.

Only one of the areas that may be prone to flooding, according to the PFRA maps, is zoned for development. This site is the brownfield site zoned for mixed uses at the eastern end of the development zone, along the R-297. Part of the site has been shown to be at risk of pluvial flooding, which can be managed by the future operators of any potential development.

Therefore it is not considered necessary to proceed to the Justification Test in this case.

However, adopting a precautionary approach, it is considered advisable to insert a specific objective in the LAP concerning this site as follows:

> *Applications for developments on or adjacent to the site at Trotts, designated for mixed-use redevelopment (shown in the relevant illustration), shall be assessed in accordance with the Flood Risk Management Guidelines for Planning Authorities (DoEHLG and OPW, 2009) and may be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.*

Several areas which are already developed were identified on the PFRA maps as being at possible risk of pluvial flooding, namely: the Marella holiday village, the caravan park, houses located off the Burma Road, parts of Cahermore holiday village. In cases such as these, it is assumed that any residual risk of flooding is managed by the occupants/operators of the relevant areas or structures.

All other lands highlighted in Section A.3.1 as being at possible risk of flooding are located within the Buffer Zone or are zoned as open space. The avoidance principle of the sequential approach has therefore been applied by designating these lands as Buffer Zone/open space (i.e. not suitable for development other than for agriculture and certain limited uses, as indicated in the Zoning Matrix of the CDP) .

A.3.3 Stage 3 – Detailed risk assessment

Having regard to the outcome of the assessment undertaken in Section A.3.2 of this Appendix, it is considered that the avoidance principle of the sequential approach has been applied in an appropriate manner and it is not necessary to proceed to Stage 3 in the case of the Enniscrone LAP.

4. Conclusion

The Enniscrone LAP has been assessed in accordance with the *Flood Risk Management Guidelines for Planning Authorities* (2009).

The avoidance principle of the sequential approach has been applied in order to locate future development away from areas at risk of flooding and to ensure that flood risk will not be increased elsewhere.

The zoning objective recommended for the one site identified as possibly being prone to flooding will ensure that development is only permitted if it is in accordance with the Guidelines.

This Flood Risk Assessment finds that the LAP does not require a Stage 3 Detailed Flood Risk Assessment.

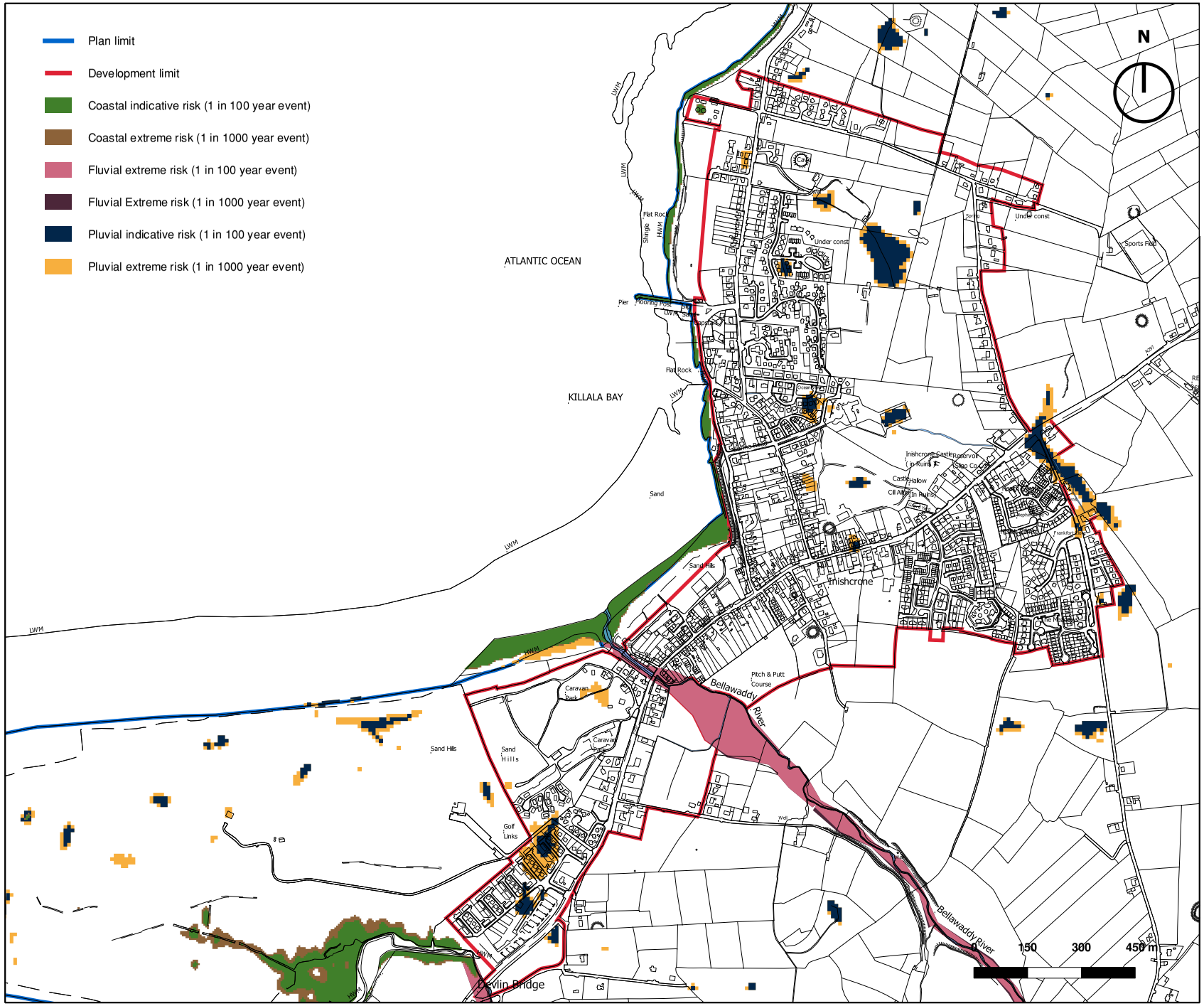
These recommendations have been incorporated into the preparation of the Enniscrone LAP.

Disclaimer (as per CDP 2011–2017, p. 159)

It is important to note that compliance with the requirements of the Guidelines on flood risk management, and those of the Floods Directive 2007/60/EC, is a work in progress and is currently based on emerging and incomplete data, as well as on estimates of the locations and likelihood of flooding.

Accordingly, all information in relation to flood risk is provided for general guidance only. It may be substantially altered in light of future data and analysis. As a result, all landowners and developers are advised that Sligo County Council and its agents can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions.

Map A1 Preliminary Flood Risk Assessment

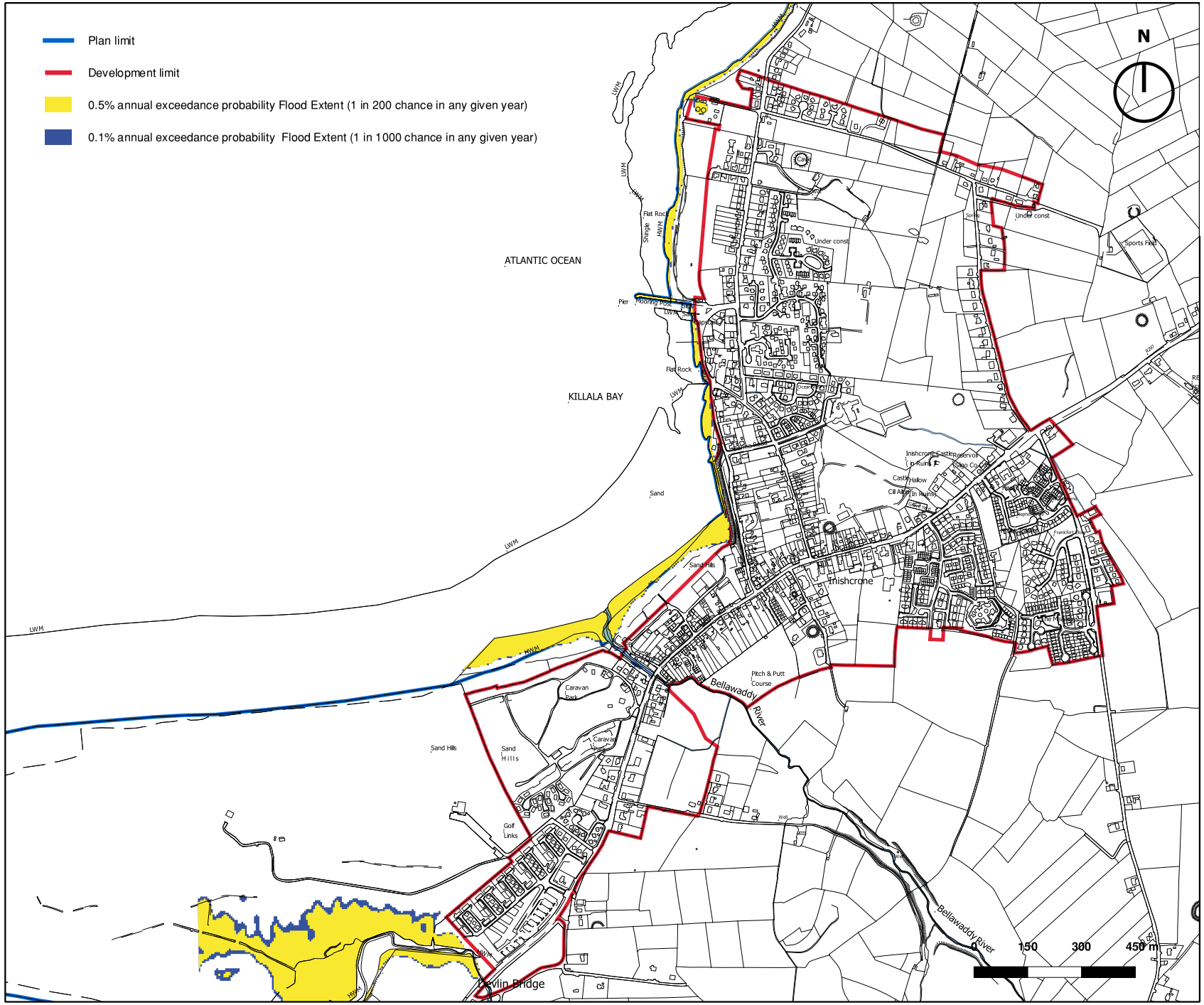


Source: PFRA indicative extents and outcomes map - draft for consultation (OPW, July 2011)

Important user note (as inserted on the OPW map):

The flood extents shown on these maps are based on broadscale simple analysis and may not be accurate for a specific location. Information on the purpose, development and limitation of these maps is available in the relevant reports (see www.cfram.ie). Users should seek professional advice if they intend to rely on these maps in any way.

Map A2
Irish Coastal Protection Strategy



Source: Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

Important user note (as inserted on the OPW map):

Users of these maps should refer to the detailed description of their derivation, limitations in accuracy and guidance and conditions of use provided at the front of this bound volume. If this map does not form part of a bound volume, it should not be used for any purpose.

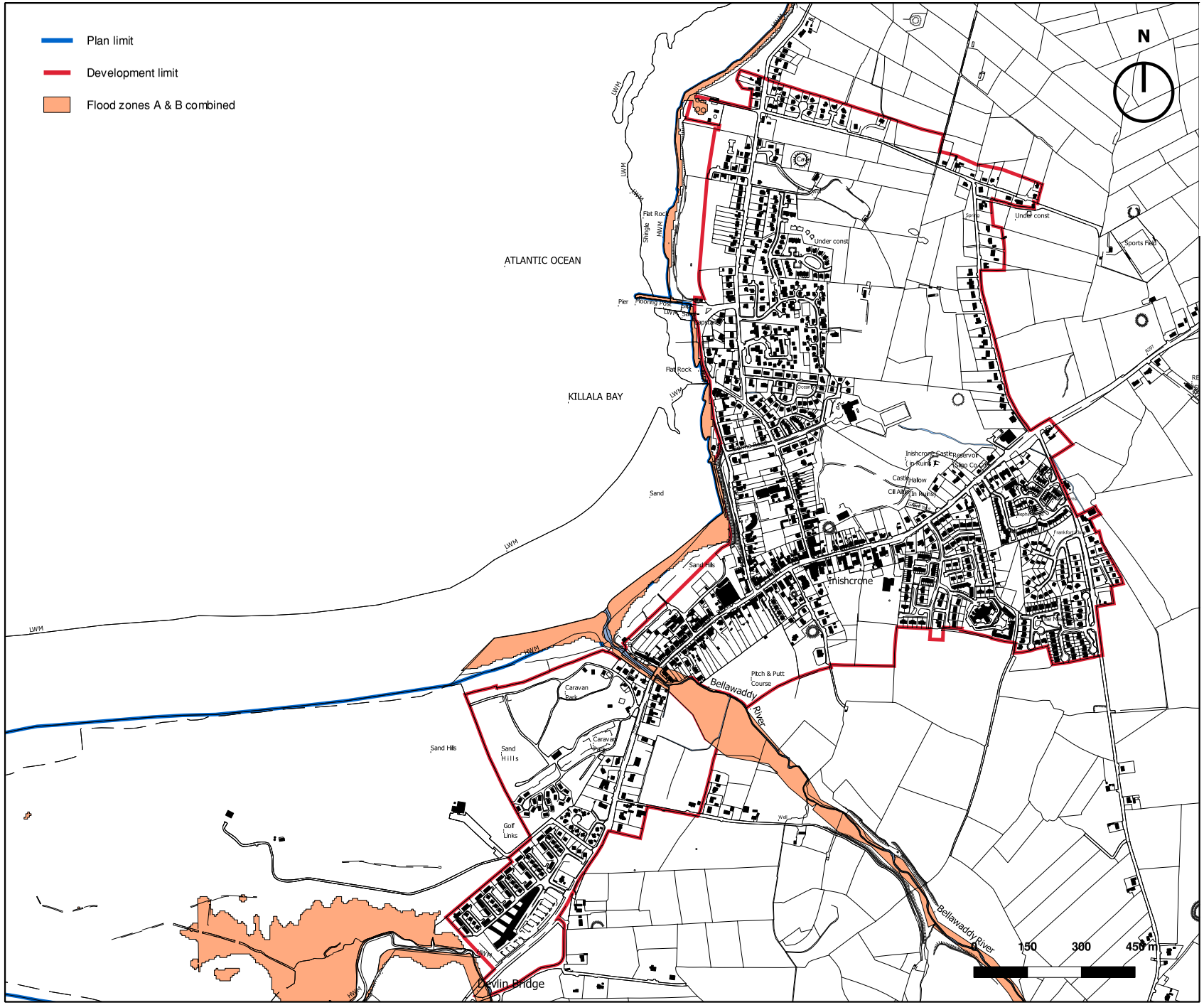
Map A3
Flood zones A, B and C

Source: PFRA indicative extents and outcomes map - draft for consultation (OPW, July 2011) and Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

Important user note:

Please refer to user notes on Map 1 and Map 2

Map A4
Flood zones A, B and C



Source: PFRA indicative extents and outcomes map - draft for consultation (OPW, July 2011) and Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

Important user note:

Please refer to user notes on Map 1 and Map 2

Appendix II

Protected Structures in Enniscrone

The information given in this Appendix for each of the protected structures comprises an extract of County Sligo's Record of Protected Structures 2011 and a brief description and assessment provided on the website of the National Inventory of Architectural Heritage (NIAH) at *www.buildingsofireland.ie*.

RPS No. 103 – Former Carrowgarry National School

103	**Former Carrowgarry National School** 1850-1900 NIAH Reg. No. 32401603 Rating: Local	Carrow-cardin, Enniscrone	E-128579 N-326934	

Detached six-bay, single-storey, rendered former National School, built c. 1920, now converted and extended for use as a dwelling. This former National School retains its overall massing, roof, stone sills and name plaque on the western gable. It is of interest for its connection with the development of education in Ireland.

RPS No. 107 – Bath House

107	**Bath House** 1860-1890 NIAH Reg. No. 32308006 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128604 N-330289	

This is a detached three-bay, single-storey, rendered former bathhouse, built c. 1890, no longer in use. It is set on a limestone wave-cut platform overlooking the beach, with the sea to the west and a flight of cut limestone steps leading up to street level to the north-east. It is a particularly important architectural survival in Enniscrone, reminiscent of the town's history as a popular Edwardian seaside resor, and of the fashion for such seawater treatments in that era. It is of importance, also, as a striking landmark feature on the seafront. It makes an interesting pair with a second bathhouse further up the hill to its north-east.

RPS No. 108 – Kilcullen's Hot Seawater and Seaweed Baths

108	**Kilcullen's Hot Seawater and Seaweed Baths** 1890-1930 NIAH Reg. No. 32308007 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128617 N-330422	

This building is a detached corner-sited, multiple-bay, single-storey, rendered baths building, built in 1912. It is an interesting example of therapeutic recreational baths popular in the Victorian era. Despite the introduction of a modern conservatory, it retains much of its original fabric and character and makes a significant contribution to the appearance of the town.

RPS No. 109 – House

109	**House** 1890-1900 NIAH Reg. No. 32308003 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128842 N-329967	

Semi-detached three-bay, two-storey, rendered house, built c. 1830. One of a pair. The scale and form of this nineteenth century house make a positive contribution to the streetscape in the town. The survival of original features and materials enhance the architectural form.

RPS No. 110 – House

110	**House** 1890-1900 NIAH Reg. No. 32308002 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128832 N-329964	

Semi-detached three-bay, two-storey, rendered house, built c. 1830. One of a pair. The scale and form of this nineteenth century house make a positive contribution to the streetscape in the town. The survival of original features and materials enhance the architectural form.

RPS No. 111 – House

111	**House** 1800-1820 NIAH Reg. No. 32308001 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128709 N-329842	

Attached five-bay, single-storey, rendered house, built c 1810. This little house is one of the few vernacular dwellings surviving in the town. It retains original features such as sash windows and a slated roof.

RPS No. 112 – Single-storey house

112	**Single-storey house** 1810-1830 Not included in the NIAH	Carrow-hubuck South, Enniscrone	E-128883 N-329941	

Attached four-bay, single-storey, rendered house, built c. 18??. This cottage is one of the few vernacular dwellings surviving in the town. It retains original features such as sash windows and a slated roof.

RPS No. 113 – Limestone pier

113	**Limestone pier** 1840-1860 NIAH Reg. No. 32308008 Rating: Regional	Carrow-hubbuck South, Enniscrone	E-128523 N-330678	

Limestone pier, built c. 1850. This fine pier displays a high level of technical skill and craftsmanship in its construction. In spite of relatively recent concrete repairs, it retains original features such as stone capstans, flagstones and kerbs, all of which are important survivals. A prominent feature of this seaside town, the pier is still in use as a mooring for local fishing vessels, in addition to providing a visual stop to the view towards the north.

RPS No. 166 – Castletown House and farm complex

166	**Castletown House and farm complex** 1670-1850 NIAH Reg. No. 32402203 Rating: Regional	Cottlestown, Corbally	E-129070 N-325940	

Detached four-bay, two-storey-over-basement, rendered, double-pile house, built c. 1820. The south pile of this unusual, and very pleasing, house appears to have been added to an older, eighteenth-century block. It displays some fine craftsmanship in the stonework to plinth and doorcase and in the splendidly-wide fanlight. Original fenestration survives and is especially important on the south and east elevations. The wonderful rubble stone farmyard to the west sits comfortably with the composition. Historic associations with the (now derelict) castle and corn mill to the north-west cannot be ignored.

RPS No. 167 – Former corn mill

167	**Former corn mill** 1780-1820 NIAH Reg. No. 32402205 Rating: Regional	Cottlestown, Corbally	E-128983 N-325880	

Detached eleven-bay, two-storey, rubble stone former corn mill, built c. 1800, now in use as agricultural store. This simple but well-proportioned and well-executed building bears witness to the prosperity once enjoyed by the landowner. Evidence on the east gable of the west range suggests the east range once had a steeper roof.

RPS No. 205 – Bellawaddy Bridge

205	**Bellawaddy Bridge** 1860-1880 Not included in the NIAH	Enniscrone	E-128448 N-329633	

RPS No. 231 – House – Meadowside

231	**House – Meadowside** 1850-1890 NIAH Reg. No. 32401606 Rating: Regional	Kilglass, Enniscrone	E-131461 N-331433	

Detached three-bay, two-storey, rendered dwelling, built c. 1870. This house is distinctive for its half-hipped roof and some original sash windows. The rear courtyard area, enclosed by outbuildings, contains some interesting surface paving.

RPS No. 232 – Kilglass Church (CoI)

232	**Kilglass Church (CoI)** 1820-1830 NIAH Reg. No. 32401607 Rating: Regional	Kilglass, Enniscrone	E-130860 N-331831	

Detached three-bay, single-cell, Gothic-style, stone and rendered Church of Ireland church, built c. 1829. This fine Board of First Fruits church is prominently sited at a road junction. The rendered nave accentuates the attractive lancet windows and emphasises the stonework of the tower. The church retains many original features, which suggests the interior is also well preserved. The graveyard is well maintained and has a range of interesting grave markers. The entrance gates are a good example of decorative metalwork.

RPS No. 233 – Kilglass House

233	**Kilglass House** 1800-1860 NIAH Reg. No. 32401608 Rating: Regional	Kilglass, Enniscrone	E-131116 N-332051	

Detached three-bay, two-and-a-half-storey, rendered house, built c. 1830. This unusual and much-altered house includes an elaborate cast-iron balcony. The substantial outbuildings survive almost totally intact as a testament to nineteenth-century farming practices.

RPS No. 240 – Killanly Church (CoI)

240	**Killanly Church (CoI)** 1800-1820 NIAH Reg. No. 32402202 Rating: Regional	Killanly, Enniscrone	E-126574 N-325107	

Detached two-bay, Gothic-styled, rendered, Board of First Fruits Church of Ireland church, built c. 1810. This modest church building is robust in style and simply detailed. Many original features are still evident, including windows, doors, grave markers and entrance gates.

RPS No. 241 – Moysdale House

241	**Moysdale House** 1820-1860 NIAH Reg. No. 32402201 Rating: Regional	Killanly, Enniscrone	E-126310 N-325140	

Detached three-bay, two-storey-over-basement, rendered former rectory, built c. 1810, in use as farmhouse since 1930. This handsome former rectory retains many of its original features, including sash windows and curved slating to bow window.

RPS No. 328 – Thatched cottage and two-storey granary

328	**Thatched cottage** (except rear flat-roofed extension) **and its two-storey granary** 1700-1840 NIAH Reg. No. 32401609 Rating: Regional	Parke, Enniscrone	E-130969 N-332389	

Detached four-bay, single-storey, thatched house, built c. 1820. This handsome thatched house relates well to its adjacent outbuilding. Traditional thatch and corrugated-iron roofing materials harmonise. Original sash windows survive on the north elevation.

RPS No. 391 – House (part of farm complex)

391	**House** 1830-1870 NIAH Reg. No. 32401605 Rating: Regional	Trotts, Enniscrone	E-129530 N-330316	

Detached five-bay, single-storey, rendered house, built c. 1850. Two-storey outbuilding parallel to house. Two-bay, two-storey building perpendicular to west end of south elevation, single-storey projection to south abutting two-storey building, single-storey shed with mono-pitch corrugated-iron roof to east gable. This interesting farm complex is a good example of vernacular agricultural layout. Slate roofs and unpainted rendered walling form a muted palette. Some original sash windows and wrought-iron gates survive.

Appendix III

Buildings of note in Enniscrone

This Appendix provides a list of the **Buildings of note (BoN)** in Enniscrone along with their photographs and a description of the architecturally valuable features of each building. A short appraisal of each building's character and contribution to the streetscape is followed by recommendations regarding potential improvements that should be carried out by those seeking to enhance or bring these noteworthy buildings back in use.

Some of the vernacular-style cottages are of a type once ubiquitous in the Irish town, but now rapidly disappearing as a result of demolition or alteration.

BoN No. 1 – Four-bay cottage at Bridge Street

Architecturally valuable features

- part of a streetscape;
- vertical emphasis windows;
- chimneys on the ridge of the roof.

This cottage is important for its place in the streetscape of Duck Street (Bridge Street), which is a unique vernacular street in Enniscrone.

Recommendation: The fake shutters, flat-roof porch, uPVC guttering and windows are out of character with the structure and their removal and replacement as appropriate would greatly enhance the character of the building.

BoN No. 2 and 3 – Two houses, two-storey each, at Bridge Street

Architecturally valuable features

- part of a streetscape;
- chimney on ridge of roof;
- double-barrell roof; roof pitch

These houses are important for their place in the streetscape of Duck Street (Bridge Street), which is a unique vernacular street in Enniscrone.

Recommendation: The character of this building would be restored by reinstating the fenestration pattern and type appropriate to their time, i.e. vertical-emphasis timber sash windows.

BoN No. 4 – Two-bay cottage at Bridge Street

Architecturally valuable features

- part of a streetscape;
- vertical-emphasis windows;
- chimney on ridge of roof.

This cottage is important for its place in the streetscape of Duck Street (Bridge Street), which is a unique vernacular street in the town.

Recommendation: The character of this building would be restored by reinstating the fenestration pattern and type appropriate to its time , i.e. vertical emphasis timber sash windows.

BoN No. 5 – Three-bay cottage at Bridge Street

Architecturally valuable features

- part of a streetscape;
- original sash windows;
- chimney on ridge of roof.

This cottage is important for its place in the streetscape of Duck Street (Bridge Street) and for its retention of sash windows and half-round guttering.

Recommendation: This building should be painted externally to improve its presentation to the street.

BoN No. 6 – Detached two-storey, two-bay house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay window;
- decorative feature over door and first floor window;
- low front-boundary wall.

This house presents an attractive frontage to the street.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. vertical emphasis timber sliding sash windows.

BoN No. 7-8 – Two-storey, three-bay house (subdivided) at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows; bay windows;
- fan light above door; front boundary.

This building presents an attractive, well-proportioned façade to the street.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows, and by replacing the uPVC door with a hardwood door. The extension to the side of this building also detracts from the character of the structure.

BoN No. 9 – Three-bay cottage at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- front boundary and wrought iron gate;
- fan light above door; half-round gutter.

Despite the inappropriate interventions to this building (i.e. the alterations of the windows), it retains the intrinsic character of a vernacular cottage.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber slidings sash windows.

BoN No. 10 – Two-storey, two-bay house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- bay windows; fenestration pattern above and surrounding the front door;
- low front-boundary wall.

This corner building is an attractive, well-proportioned and well-maintained building.

Recommendation: This building could be enhanced by replacing the uPVC windows with timber sliding sash windows.

BoN No. 11-12 – Terrace of two houses, three-bay each, at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- front boundary; fan light above front doors.

Despite the inappropriate interventions to these buildings, they retain classical proportions and simplicity, which make them pleasing to view.

Recommendation: The character of these building could be enhanced by reinstating the fenestration type appropriate to their time, i.e. timber sash windows, and by replacing the uPVC doors with hardwood doors. The "shopfront", including signage, is inappropriate and should be replaced with a traditional timber shopfront.

BoN No. 13 – Four-bay, two-storey house at Main Street

Architecturally valuable features

- roof pitch;
- chimney on ridge of roof;
- sash windows.

Despite the inappropriate interventions to this building (the front porch and alterations to the ground floor windows), it retains its intrinsic character.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows, and by removal of the inappropriate front porch extension

BoN No. 14 – Three-bay, storey-and-a-half house at Main Street

Architecturally valuable features

- roof pitch;
- chimneys on ridge of roof;
- vertical-emphasis windows.

Despite the inappropriate interventions to this building (i.e. the extension to the front), it retains its character.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows, and by the removal of the inappropriate front extension.

BoN No. 15 – Two-bay cottage at Main Street

Architecturally valuable features

- roof pitch; chimney on ridge of roof;
- natural slate roof; sash windows; front boundary wall;
- fan light above front door; traditional timber front door; half-round guttering.

This cottage retains many original features and is well-maintained, being one of the few to retain timber sash windows.

Recommendation: The architecturally valuable features of this cottage should be retained.

BoN No. 16 – Two-storey, three-bay house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows; bay windows;
- low front-boundary wall; fan light above windows to the side of the front door.

This is a well-proportioned building marked by a couple of two-storey bay windows. The front balcony would appear to be a later addition.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows..

BoN No. 17 – Two-storey, seven-bay house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- fan light above front doors.

This building dominates the streetscape and retains its original character despite some modern interventions.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time. [Note: the front elevation of this building was modified in 2014, following the grant of planning permission for a change of use.]

BoN No. 18 – Three-bay, two-storey house, used as restaurant, at Main Street

Architecturally valuable features

- roof pitch;
- chimneys on ridge of roof;
- vertical-emphasis windows.

This building is well maintained and presents an attractive frontage to the streetscape.

Recommendation: This building could be enhanced by installing timber sliding sash windows. Any expansion of the commercial use of this building must be treated sensitively in terms of the elements mentioned above. Any interventions to the building should respect and enhance its character.

BoN No. 19 – Two-bay, two-storey house, used as restaurant, at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows;
- 1940s-50s side extension.

This building is well maintained and presents an attractive frontage to the streetscape.

Recommendation: This building could be enhanced by installing timber sliding sash windows. Any expansion of the commercial use of this building must be treated sensitively in terms of the elements mentioned above and in terms of its intrinsic character. Any interventions to the building should respect and enhance this.

BoN No. 20 – Three-bay, two-storey house with shop at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows;
- double hardwood door; fan light above front doors.

This building, attractive in its simplicity, is a good example of a commercial premises with a residential unit overhead.

Recommendation: This building could be enhanced by installing timber sliding sash windows. The reactivation of a commercial use to this building must be treated sensitively in terms of the elements mentioned above and in terms of its intrinsic character. Any interventions to the building should respect and enhance the simple character of this building

BoN No. 21 – Three-bay cottage at Main Street

Architecturally valuable features

- roof pitch;
- chimneys on ridge of roof ;
- fan light above front door.

Despite the inappropriate fenestration, this cottage retains many original features and is well maintained.

Recommendation: The character of this building could be enhanced by reinstating the fenestration form and type appropriate to its time, i.e. sash windows and by reinstating a hard wood door in lieu of the current uPVC door.

BoN No. 22 – Two-bay, *art déco*-style cottage at Main Street

Architecturally valuable features

- bay windows;
- decorative front boundary wall;
- fan light above front door.

This is a good example of a 1940s *art déco*-style cottage.

Recommendation: The repainting of this house and its front boundary wall would do much to rejuvenate the building. The replacement of the windows with timber windows appropriate to the style of the house, and the sensitive repair of the gutters, would greatly enhance its character.

BoN No. 23 – Single-storey, *art déco*-style shop at Main Street

Architecturally valuable features

- *art déco*-style frame around the building opening/shopfront.

This building is an architectural eccentricity of the 1940s-50s that is often found in seaside towns.

Recommendation: The removal of the external lighting fixtures and signage and the replacement of the windows with timber windows in a style appropriate to the building would restore its original character.

BoN No. 24 – Two-bay, two-storey house with shop at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows ;
- shopfront.

This building boasts an attractive shopfront, which makes a positive contribution to the Enniscrone streetscape.

Recommendation: The upper floor windows should be reinstated to their original form and type in order to enhance the character of this building.

BoN No. 25 – Three-bay, two-storey house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; stained glass windows;
- fan light above front doors;
- decorative mouldings over windows.

This modest building has some interesting decorative features, which contribute to the character of the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration form and type appropriate to its time, i.e. sash windows, and by reinstating a hardwood door in lieu of the current uPVC door.

BoN No. 26 – Three-bay, two-storey house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof; quoins;
- sash windows; fan light above front doors;
- front-boundary cast-iron decorative railings.

This well-proportioned house, with its elaborate front boundary railings and sash windows, makes a significant contribution to the Enniscrone streetscape.

Recommendation: The widened opening on the ground floor should be reinstated to one single-sash window, to restore symmetry to the house.

BoN No. 27 – Eight-bay, two-storey building/terrace at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof; stone chimneys; vertical-emphasis windows.

This well-proportioned building dominates the streetscape at this location. Despite the inappropriate shopfronts and windows, it retains its character as a 19th-Century terrace of town houses.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows and the re-instatement of the blue bangor slate roof and cast-iron half round gutter and gutter brackets (removed in 2014) would enhance the character of the building. All shopfronts should respect the traditional form s and should reflect the original layout of the building, which most likely comprised four townhouses.

BoN No. 28 – Two-bay house at Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- low front-boundary wall; decorative front door with fan light and side windows.

This is a 1940s-style house, with some decorative elements, which is a colourful addition to the streetscape.

Recommendation: The reinstatement of sash windows on the front elevation would enhance the character of the building.

BoN No. 29 – Three-bay cottage at Main Street

Architecturally valuable features

- chimneys on ridge of roof; natural slate roof; timber sliding sash windows;
- fanlight above door and windows to either side.

This is one of the few vernacular dwellings surviving in the town. It retains original sash windows and a natural slated roof.

Recommendation: This building appears to retain all original features. However, in order to restore the condition of the building, some general maintenance work needs to be carried out, i.e. repair of the windows and roof and painting of the exterior.

BoN No. 30 – Former Roman Catholic Church (c. 1890) at Main Street

Architecturally valuable features

- pitched slate roofs; red clay crested ridge tiles; slate cappings to hips; ashlar stone verges on corbelled kneelers; stone crosses to south nave and chancel gables; wrought-iron finials to transept gables; single smooth-rendered chimneystack to vestry; moulded cast-iron gutters on eaves; corbel course; cast-iron downpipes; squared-and-snecked tooled ashlar walling.

Although no longer in use and sadly modified, this former church still commands attention. Masonry and roof slating survive as a testament to the skills of the craftsmen who created this fine structure.

Recommendation: This building needs significant refurbishement, including the unblocking of all window openings and the removal and replacement of all uPVC windows. Any intervention to this building should be accompanied by a report from a qualified Conservation Architect.

BoN No. 31 – Three-bay, two-storey farm house off Main Street

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows;
- front boundary; fan light above front doors.

This is a good, well-maintained example of an affluent farmhouse.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 32 – Five-bay, two-storey building at Pier Road

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- sash windows on upper floor;
- front boundary wall.

This modest house makes a significant positive contribution to the Enniscrone streetscape despite the inappropriate front extension. It is one of the few buildings to retain timber sash windows.

Recommendation: The removal of the inappropriate front extension or its redesign would greatly enhance the character of this building.

BoN No. 33 – Three-bay, two-storey house at Pier Road

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; decorative cornicing and moulding above the ground floor windows;
- front boundary; quoins.

This house presents a pleasing, well-maintained frontage to the streetscape of Pier Road.

Recommendation: The replacement of the windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 34 – Three-bay, two-storey house at Pier Road

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;
- front boundary and gate.

Although set back from the road, this house is pleasingly symmetrical and complementary to the streetscape in terms of detail and massing.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 35 – Two-bay, single-storey lodge at Pier Road

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; decorative features over windows and front porch;
- front boundary.

This house is an attractive example of a detached seaside villa of the late 19th century. Although modest in size, it is full of interesting details.

Recommendation: The uPVC windows and doorway should be removed and replaced with timber sliding sash windows and a hardwood timber door, in the style appropriate to the building.

BoN No. 36– Two-bay cottage with *art déco* influences at Cliff Road

Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- decorative front boundary; fan light above double front doors.

This building is attractive and well proportioned, with *art-déco* details such as a double entrance door and a decorative front boundary wall.

Recommendation: The replacement of the windows with timber sliding sash windows would greatly enhance the character of this building.

Appendix IV. Extract from the **Urban Design Manual - A Best Practice Guide** (DoECLG, 2009)

The 12 criteria
with indicators

NEIGHBOURHOOD

01 CONTEXT
How does the development respond to its surroundings?

- The development seems to have evolved naturally as part of its surroundings
- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users
- Form, architecture and landscaping have been informed by the development's place and time
- The development positively contributes to the character and identity of the neighbourhood
- Appropriate responses are made to the nature of specific boundary conditions

02 CONNECTIONS
How well connected is the new neighbourhood?

- There are attractive routes in and out for pedestrians and cyclists
- The development is located in or close to a mixed-use centre
- The development's layout makes it easy for a bus to serve the scheme
- The layout links to existing movement routes and the places people will want to get to
- Appropriate density, dependent on location, helps support efficient public transport

03 INCLUSIVITY
How easily can people use and access the development?

- New homes meet the aspirations of a range of people and households
- Design and layout enable easy access by all
- There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly
- Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.
- New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

04 VARIETY
How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

INTRODUCTION

SITE

05 EFFICIENCY
How does the development make appropriate use of resources, including land?

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation
- The scheme brings a redundant building or derelict site back into productive use
- Appropriate recycling facilities are provided

06 DISTINCTIVENESS
How do the proposals create a sense of place?

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place
- The scheme is a positive addition to the identity of the locality
- The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
- The proposal successfully exploits views into and out of the site
- There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre

07 LAYOUT
How does the proposal create people friendly streets and spaces?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers
- Traffic speeds are controlled by design and layout rather than by speed humps
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts

08 PUBLIC REALM
How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
- There is a clear definition between public, semi private, and private space
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

HOME

09 ADAPTABILITY
How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- Homes can be extended without ruining the character of the types, layout and outdoor space
- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office
- Space in the roof or garage can be easily converted into living accommodation

10 PRIVACY AND AMENITY
How does the scheme provide a decent standard of amenity?

- Each home has access to an area of useable private outdoor space
- The design maximises the number of homes enjoying dual aspect
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

11 PARKING
How will the parking be secure and attractive?

- Appropriate car parking is on-street or within easy reach of the home's front door.
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage

12 DETAILED DESIGN
How well thought through is the building and landscape design?

- The materials and external design make a positive contribution to the locality
- The landscape design facilitates the use of the public spaces from the outset
- Design of the buildings and public space will facilitate easy and regular maintenance
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly
- Care has been taken over the siting of flues, vents and bin stores