
Chapter 15: **Architectural Heritage**

Chapter 15

Architectural Heritage

15.1 Introduction

This chapter was prepared by Aislinn Collins of CRDS Archaeological Consultants, to assess the impact of the proposed Development on Architectural Heritage. The architectural heritage assessment identified a total of 11 features of architectural heritage interest in the vicinity of the proposed development. Of these, only two will be directly impacted and two will be impacted indirectly by the proposed development.

15.2 Methodology

The architectural heritage assessment examines buildings and other structures within and in the vicinity of the proposed development, assesses their architectural significance and the likely effects of construction on their architectural character. The site of the proposed development has been cleared and the remains of only one standing building survives in situ. The site includes a number of structures including a former boundary wall and a wharf wall of early nineteenth century date.

15.2.1 Cartographic Sources

The identification of sites of architectural heritage merit was based on the analysis of cartographic sources. The range of primary cartographic sources consulted consisted of the Ordnance Survey 6" and 25" maps, and large-scale town plans (T.C.D. Map Library, www.osi.ie, Colfer 2008).

15.2.2 Local Authority Development Plans

The Wexford County Development Plan 2013 - 2019 and the Wexford Town and Environs Development Plan 2009 – 2015 (as extended) were consulted. The plans include policy objectives for the protection of the town and county's architectural heritage through their inclusion in the Record of Protected Structures (RPS) or in Architectural Conservation Areas (ACA). The RPS is a list of every structure which is of special architectural, archaeological, artistic, cultural, scientific, social or technical interest within the council's functional area. No structures included in the RPS or in an ACA have been recorded in the study area.

15.2.3 National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is a systematic programme of identification, classification and evaluation of the architectural heritage of the State. The Minister for the Culture, Heritage and the Gaeltacht is currently using the Inventory as the basis for making recommendations for the inclusion of structures in the Record of Protected Structures (RPS) (see Plate 15.1 and Section 15.3.3 below, see also Figure 15.1 in Volume 3 of this EIAR).

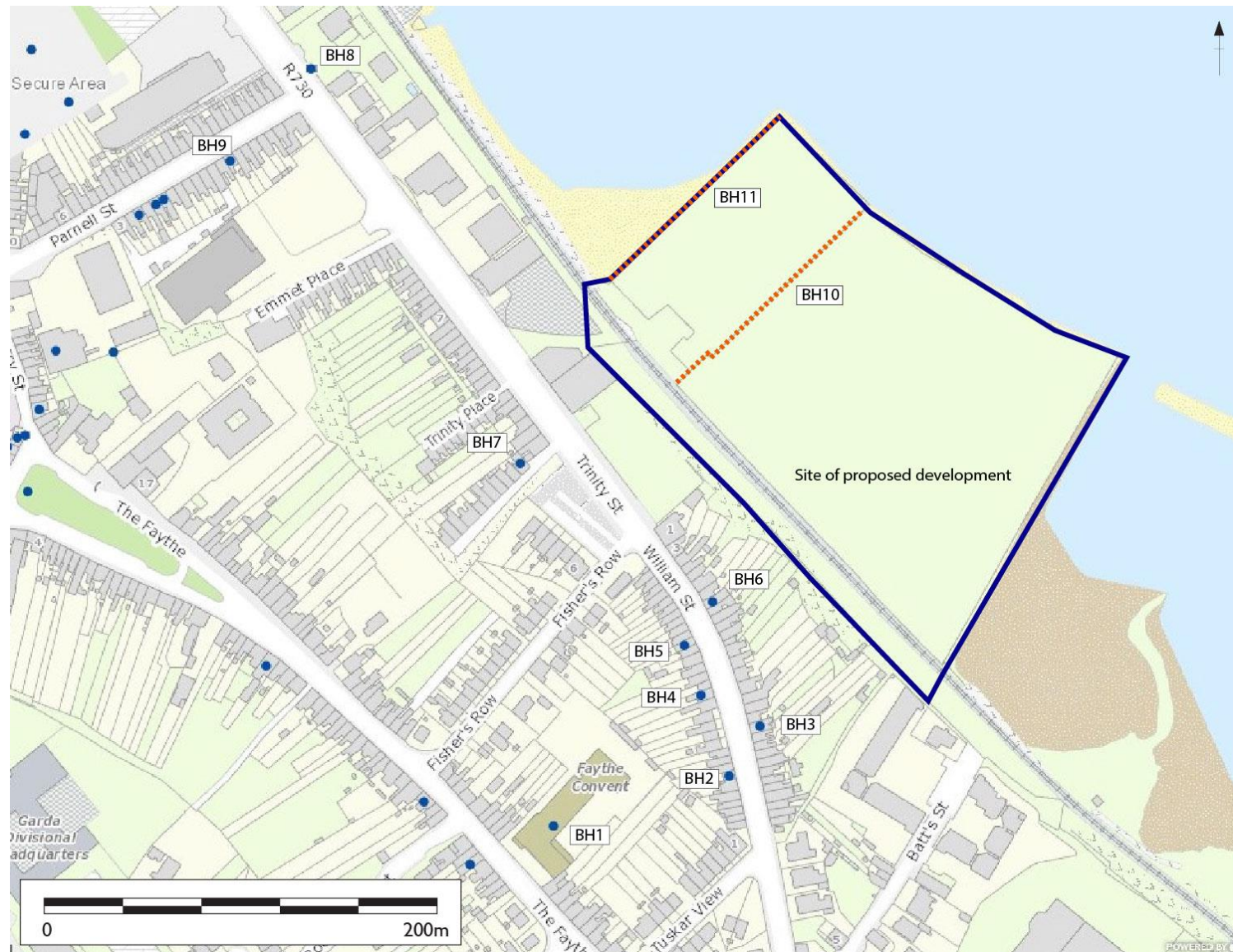


Plate 15.1 Structures of architectural heritage interest within c. 200m of the proposed development (see also Figure 15.1 of Volume 3)

15.2.4 Documentary Research

Sources consulted included A History of the Town and County of Wexford (Hore 1900-11), the Journal of the Old Wexford Society, and Wexford: A Town and Its Landscape (Colfer 2008) (see Section 15.9 References for full list).

15.2.5 Site Assessment

A site assessment was undertaken on the 10th October 2018. The site was inspected to identify features of architectural heritage interest and a photographic survey was undertaken. The sites of features included in the NIAH within the vicinity of the proposed development were visited and photographed in order to update the descriptions. The visual impact of the proposed development on features of architectural interest was considered as part of the site assessment.

15.3 Description of Receiving Environment

15.3.1 Historical Background

International trade was a significant element of the town's economy in the eighteenth and nineteenth centuries. An 'Act for the Improvement of the Town and Harbour of Wexford, and for Building a Bridge or Bridges over the River Slaney at or near said Town' was forwarded in the mid-eighteenth century. The Act identified that the *'trade of said town would be much benefited by the making, erecting and extending new or more quay or quays along the said town, from St. Paul Quay to the Ferry Boat Quay'* (O'Leary 2014, 35). Harbour records also indicate that 583 ships berthed in the port of Wexford in 1830 (O'Leary 2014, 24).

Nineteenth century land reclamation projects greatly changed the face of the harbour, of which one of the key instigators was John Edward Redmond. Redmond reclaimed the site of the proposed development from the harbour in the early 1830s. The newly reclaimed land was developed as the Wexford Dockyard and opened in 1832 (O'Leary 2014). The dockyard thrived throughout the nineteenth century and became the town's most significant employer. A contemporary illustration (See Plate 15.2) shows ships being repaired on the patent slip which occupied the northwest corner of the site, fishing boats pulled up elsewhere for repair, and logs used for the manufacture of planks for repair work scattered throughout the southern portion of the site. The structures indicated correspond with those on contemporary Ordnance Survey maps of the site (see Plate 15.3). These were removed by later development at the site.



Plate 15.2 **Wexford Dockyard from a mid-nineteenth century view (source Colfer 2008, 159).**

The Ordnance Survey town plan of 1840 indicates the suburb of the Faythe immediately after its redevelopment. New streets had been laid including Trinity Street, William Street and New (Parnell) Street and the two dockyards, including the site of the proposed development, are evident (see Plate 15.3). As indicated by the presence of nearby rope walks, the dockyards supported ancillary services including the manufacture of sails and rope.



Plate 15.3 Extract from Ordnance Survey large-scale town plan, 1840, showing the Faythe and the Wexford Dockyard (source Colfer 2008, 105).

The first vessel built there was the Vulcan for local shipowner Nathaniel Hughes. The Town of Wexford, the only steamship built at the dockyard was launched in 1836. The dockyard was a significant employer in the nineteenth century with 90 men recorded in 1875 and 60 shipwrights employed in 1906.

The Wexford-Rosslare rail line, which runs along the western boundary of the proposed development was opened for service in 1882. Wexford South Station, provided for the convenience of the inhabitants of the southern portion of the town, was opened on Trinity Street in 1885. The station which was located to the northwest of the site was closed in the late twentieth century (see Plate 15.4).

Further land was reclaimed to the east of the dockyard in the later nineteenth century to facilitate the construction of the factory buildings for the Wexford Engineering Company. Following the dredging and reclamation of the site a large factory was constructed along with a shipping wharf for the discharging of coke and scrap iron and a railway siding for loading and unloading of company wagons (Colfer 2008, 164; Hearn 2002-3, 13-4). The company was later known as the Star Iron Works. In the mid-twentieth century the factory was sold to Smith Holdings (Hearn 2002-3, 5).

The opening of land through reclamation and the presence of the dockyards, the railway station and the later iron works provided impetus for the intensification of

residential development in the southern part of Wexford. Trinity Street, William Street and their adjoining laneways are characterised by modest two-storey houses dating of late nineteenth and early twentieth century date interspersed with more recent industrial and business premises (see Plate 15.4).

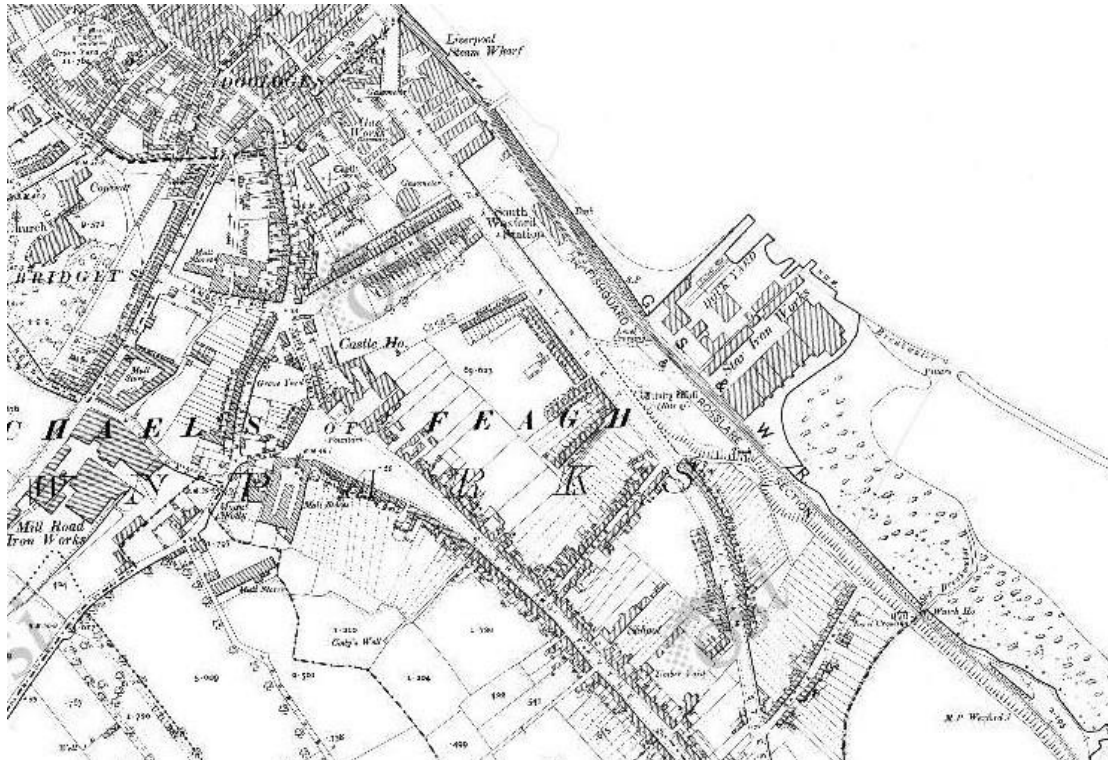


Plate 15.4 Extract from Ordnance Survey 25" map, showing further reclamation and the site of the Star Iron Works (source www.osi.ie).

15.3.2 Site Assessment

The site of the proposed development comprises an area of land reclaimed from the harbour between the early nineteenth and mid-twentieth centuries. The ground is relatively flat and raised above the level of the harbour. The Dublin-Rosslare rail line runs along the south-western boundary of the site and most of the buildings that stood on the site have been cleared. The remains of one concrete structure of mid-twentieth century dates stand but is unroofed (see Plate 15.5).



Plate 15.5 **Standing building in south-west corner of site**

A wall of squared rubble red sandstone runs in a north-east to south-west direction through the site and survives to a height of c. 2m (see BH10). This marks the boundary between the former Wexford Dockyard and the land which was reclaimed in the later nineteenth century.

Elements of the infrastructure of the nineteenth century dockyard survive in the north-western portion of the site. A square-profile gate pier of squared rubble red sandstone stands along the southern boundary of the former dockyard (see Plate 15.6).



Plate 15.6 Gate pier to south of site

The north-western edge of the site is an early nineteenth century wharf wall of red sandstone which has a slight batter at the base (see BH11). The wall was heightened by shuttered concrete in the mid-twentieth century. The wall is highest, surviving to a height of over 3m, at south-western corner which corresponds with a building indicated on the 1st edition Ordnance Survey Map (see Plate 15.3) and a contemporary illustration of the site (see Plate 15.2).

The remains of a timber and cast-iron wharf run along the north-eastern edge of the site. This does not appear on the 1st edition Ordnance Survey map and is likely associated with the Star Iron Works or subsequent uses of the site. There is a large masonry beacon marking the eastern corner of the site (see Plate 15.7). It is constructed of coursed red sandstone with a rendered cap. The beacon is indicated on the 25" Ordnance Survey map of the site and marked a masonry breakwater (see Plate 15.4).

The ground level rises up significantly to the south of site towards Trinity Street and William Street. The majority of the structures of architectural heritage interest identified in the study are screened from the proposed development by intervening topography and vegetation (see Plate 15.8).



Plate 15.7 Beacon marking eastern corner of site



Plate 15.8 View south from site towards houses on south side of William Street

15.3.3 Statutory Designations

Record of Protected Structures

The Record of Protected Structures in the Wexford Town & Environs Development Plan 2009 – 2015 (as extended) contains over 300 structures. These are located over 300m from the proposed development and no significant impacts are predicted.

Conservation Areas

Three Architectural Conservation Areas are identified in the Wexford Town & Environs Development Plan 2009 – 2015 (as extended). These are located over 300m from the proposed development and no significant impacts are predicated.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) was carried out in two phases between 2005-6 and 2007-8 for Co. Wexford. Structures included in the NIAH within c. 200m of the proposed development are listed below. The records have been updated to take into account changes to the structures since the completion of the inventory.

15.4 Inventory of Architectural Heritage

BH1



Feature Reference	BH1
NIAH Reference	15505095
Address	Saint John of God National School, The Faythe
Date of Construction	1940 - 1950
Protected Structure	No
Special Interest	ARCHITECTURAL SOCIAL
Rating	Regional
Description	<p>Detached three-bay two-storey flat-roofed national school, built 1943-5, on an L-shaped plan with single- or two-bay two-storey flat-roofed projecting end bay. Bitumen felt-covered flat roof with concealed rainwater goods in overhanging eaves retaining cast-iron downpipes; flat roof not visible behind parapet (end bay). Rendered walls on rendered chamfered plinth. Grouped square-headed window openings with concrete sills, and concealed dressings framing timber casement windows. Bisected square-headed door opening (end bay) with cut-granite step threshold, and concealed dressings framing timber panelled double doors having overlight. Set back from line of street.</p> <p>A national school erected to designs by Thomas Joseph Cullen (1879-1947) of Suffolk Street, Dublin (Irish Builder 6th May 1944, 190), representing an important component of the mid twentieth-century built heritage of Wexford with the architectural value of the composition confirmed by such attributes as the angular plan form; the very slight diminishing in scale of the grouped openings on each floor producing a feint graduated visual impression; and the oversailing flat roof.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings.
Mitigation required	No mitigation required.

BH2



Feature Reference	BH2
NIAH Reference	15505096
Address	24 William Street
Date of Construction	1890 - 1910
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced single-bay two-storey house, c.1900. Pitched artificial slate roof with terracotta ridge tiles, shared rendered chimney stacks, rendered coping to party walls, and iron rainwater goods on rendered eaves having iron ties. Rendered walls. Square-headed window openings with masonry sills, and replacement uPVC casement windows. Square-headed door opening with replacement uPVC door.</p> <p>A picturesque small-scale house retaining the original form and massing together with most of the original fabric, thus contributing positively to the somewhat urban vernacular streetscape character in William Street.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings.
Mitigation required	No mitigation required.

BH3



Feature Reference	BH3
NIAH Reference	15505097
Address	41 William Street
Date of Construction	1890 - 1910
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced two-bay two-storey house, c.1900, probably with dormer attic. One of a group of six. Pitched artificial slate roof with terracotta ridge tiles, shared rendered chimney stacks having profiled capping, rendered coping to party wall, and cast-iron rainwater goods on rendered eaves having iron ties. Ruled-and-line rendered walls with rendered channelled quoins to end. Square-headed window openings with masonry sills and replacement uPVC casement windows. Elliptical-headed door opening with step supporting padstones, rendered surround, and replacement uPVC door.</p> <p>A pleasant small-scale house built as one of a group of six identical units (remainder in group not included in NIAH survey) contributing to the modest streetscape quality in William Street.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	Slight, on rear site of house
Mitigation required	No mitigation required.

BH4



Feature Reference	BH4
NIAH Reference	15505098
Address	42 William Street
Date of Construction	1890 - 1910
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced two-bay two-storey house with dormer attic, c.1900. One of a pair. Pitched artificial slate roof with clay ridge tiles, rendered chimney stack, rooflight, and iron rainwater goods on rendered eaves having iron ties. Ruled-and-line rendered walls with rendered channelled quoins to west end. Square-headed window openings with masonry sills, moulded rendered surround to ground floor, and one-over-one pane timber sliding sash windows. Elliptical-headed door opening with padstones supporting moulded rendered surround, and replacement timber panelled door, having overlight. Interior with timber panelled reveals or shutters to window openings.</p> <p>A pleasant house of modest size built as one of a pair (second in pair not included in NIAH survey) contributing significantly to the streetscape quality of William Street with attributes establishing an amiable design programme including the staggered composition pattern, the rendered accents producing an appealing Classical theme at street level.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings.
Mitigation required	No mitigation required.

BH5



Feature Reference	BH5
NIAH Reference	15505099
Address	54 William Street
Date of Construction	1890 - 1910
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced single-bay two-storey house, built 1907. One of a group of twelve. Pitched artificial slate roof with clay ridge tiles, rendered and red brick (shared) chimney stacks having stepped capping supporting yellow terracotta pots, rendered coping to party walls, and replacement uPVC rainwater goods, on rendered eaves having iron ties. Ruled-and-lined rendered, walls. Square-headed window openings with masonry sills, and replacement timber casement windows. Square-headed door opening with rendered surround over cut-granite padstones, and tiled step leading to replacement glazed timber door, having overlight.</p> <p>An amiable small-scale house built as one of a group of twelve identical units (remainder in terrace not included in NIAH survey) contributing to the modest streetscape quality in William Street with the slightly stepped roofline corresponding with the slight gradient or incline in the street.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings.
Mitigation required	No mitigation required.

BH6



Feature Reference	BH6
NIAH Reference	15505100
Address	15 William Street
Date of Construction	1895 - 1900
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced two-bay two-storey house with dormer attic, built 1899. One of a pair, forming part of a group of six houses. Pitched artificial slate roof with clay ridge tiles, rendered chimney stack having red brick stepped capping supporting yellow terracotta pots, rooflight and cast-iron rainwater goods on rendered eaves having iron ties. Ruled-and-lined rendered walls. Square-headed window openings with masonry sills, and one-over-one pane timber sliding sash windows. Round-headed door opening in shared round-headed recess with cut-granite step, moulded rendered surrounds with inner surround on padstones, and replacement timber panelled door, having overlight.</p> <p>An elegantly appointed modest-scale house built as one of a pair (second in pair not included in NIAH survey) forming part of a larger ensemble of six houses (remainder not included in NIAH survey) identified in the street scene on account of individual attributes including the slender vertical emphasis of the massing featuring a somewhat disproportionate bias of solid to void, the understated decorative programme limited to the distinctive shared doorcase, and so on. Having been well maintained, the house remains as the last in the group to present an early aspect with the original fabric surviving largely intact, thereby upholding some of the character or integrity of the collective assemblage in William Street.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	Slight, impact on rear site of house
Mitigation required	No mitigation required.

BH7



Feature Reference	BH7
NIAH Reference	15505101
Address	1 Sea View Avenue, off Trinity Street
Date of Construction	1885 - 1895
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>End-of-terrace two-bay two-storey house, built 1890, on site of earlier range, pre-1840, with single-bay two-storey side (north-east) elevation continuing into single-bay two-storey return to north-west. Extensively renovated. One of a group of twelve. Pitched and hipped artificial slate roof (pitched to return), clay ridge tiles, rendered (shared) chimney stack, rooflight, and replacement uPVC rainwater goods, on rendered eaves having iron ties. Ruled-and-lined rendered walls. Triangular-headed window openings with masonry sills, and replacement two-over-two timber sash windows. Square-headed door opening to side (north-east) elevation with step, and replacement glazed timber panelled door, having overlight.</p> <p>Occupying the position of an earlier range indicated on archival editions of the Ordnance Survey, a small-scale house built as one of a group of twelve identical units (remainder in group not included in NIAH survey) possibly having connections with the maritime legacy of Wexford Town exhibits an amiable composition as identified by attributes including the compact plan form, the distinctive profile of the openings, and so on. Although the subject of a comprehensive renovation programme, the elementary form and massing prevail together with replacement fitting replicating the original predecessors, thereby maintaining some of the character of the collective ensemble off Trinity Street.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	Slight impact on setting (see Photomontage 14 in Figure 11.31 of Volume 3 of this EIAR).
Mitigation required	No mitigation required.

BH8



Feature Reference	BH8
NIAH Reference	15505102
Address	Trinity Street
Date of Construction	1901 - 1903
Protected Structure	No
Special Interest	Architectural, Historical, Social
Rating	Regional
Description	<p>Pier-mounted cast-iron post box, c. 1903, with 'ER [Edwardus Rex] VII' royal cipher. Set in pier.</p> <p>A post box supplied by W.T. Allen and Company (fl. 1881-1955) of London representing an interesting example of mass-produced cast-iron work making a pleasing, if largely inconspicuous visual statement in an urban street scene with embellishments identifying the artistic potential of the composition including the King Edward VII (1841-1910; r. 1901-10) royal cipher of additional significance as an imprinted reminder of the period when Ireland formed part of the British Empire.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings.
Mitigation required	No mitigation required.

BH9



Feature Reference	BH9
NIAH Reference	15505104
Address	29 Parnell Street
Date of Construction	1865 - 1870
Protected Structure	No
Special Interest	Architectural
Rating	Regional
Description	<p>Terraced two-bay three-storey house, built 1867, possibly incorporating fabric of earlier house, pre-1840, on site with single-bay three-storey lean-to lower return to south. One of a pair. Pitched roof continuing into lean-to to return with clay ridge tiles, rendered chimney stack over red brick construction having profiled capping, rendered coping, and iron rainwater goods on stepped eaves having iron ties retaining cast-iron ogee hopper and downpipe. Re-rendered walls with slate hanging to rear (south) elevation. Square-headed window openings (originally in segmental-headed recess to ground floor) with masonry sills, and replacement one-over-one pane sash windows. Round-headed door opening and timber panelled door.</p> <p>A pleasantly composed house of modest size built as one of a pair (second in pair not included in survey) identified in the street scene by traits including the vertical thrust of the massing, the diminishing in scale of the openings on each floor producing a tiered visual effect, and so on. Although the subject of a renovation programme carried out following damage caused to a number of sites in Parnell Street by road works in the mid to late twentieth century, the house continues to project an early aspect with the elementary composition surviving in place together with much of the historic or original fabric including increasingly-rare slate hanging once representing a characteristic common in the built heritage of Wexford Town.</p>
Impacts on built heritage	No direct impact
Effect on setting of feature	None, screened by intervening buildings
Mitigation required	No mitigation required.

BH10



Feature Reference	BH10
NIAH Reference	N/A
Address	Trinity Wharf
Date of Construction	1820-1840
Protected Structure	No
Special Interest	Architectural
Rating	Local
Description	A wall of squared rubble red sandstone runs in a north-east to south-west direction through the site and survives to a height of c. 2m. This marks the boundary between the former Wexford Dockyard and the land which was reclaimed in the later nineteenth century.
Impacts on built heritage	Direct impact
Effect on setting of feature	Direct, significant
Mitigation required	The wall will be subject to architectural recording prior to construction.

BH11



Feature Reference	BH11
NIAH Reference	N/A
Address	Trinity Wharf
Date of Construction	1820-1840
Protected Structure	No
Special Interest	Architectural
Rating	Local
Description	The north-western edge of the site is an early nineteenth century wharf wall of squared red sandstone which has a slight batter at the base. The wall was heightened by shuttered concrete in the mid-twentieth century. The wall is highest, surviving to a height of over 3m, at south-western corner which corresponds with a building indicated on the 1 st edition Ordnance Survey Map and contemporary illustration of the site.
Impacts on built heritage	Direct impact
Effect on setting of feature	Direct, significant
Mitigation required	The wharf wall will be subject to architectural recording prior to development.

15.5 Description of Potential Impacts

The proposed development is located at the south-east end of Wexford town centre at the southern end of the quays. The scheme will encompass 3.6 ha of land reclaimed from the harbour from the early nineteenth and twentieth century. The details of the proposed mixed-use development including construction methodologies are outlined in Chapter 4 Description of the Proposed Development and the associated Figures in Volume 3.

The two sites of built heritage within the site (BH10 and BH11) will be required to be removed to allow the construction of the proposed development as described in Chapter 4. The description of these features, the impact rating and the mitigation measures have been outlined in Section 15.4.

15.6 Mitigation and Monitoring Measures

Avoidance of architectural heritage is the preferred mitigation measure, however either direct or indirect impacts on architectural heritage is likely to occur as a result of the development where avoidance is not possible.

Mitigation by architectural record involves the production of a written account generally supplemented by measured drawing and a photographic survey. The level of recording will depend on the significance of the structure in question. Any architectural features within the site including the former boundary wall (BH 10) running northeast-southwest through the site and the stone wall (BH 11) along the western boundary of the site should be subject to architectural recording prior to their removal.

15.7 Residual Impacts

There will be a slight residual impact on the setting of three structures of architectural heritage interest (BH 3, BH 6, BH 7).

15.8 Difficulties Encountered

No difficulties were encountered during the completion of this assessment.

15.9 References

Colfer, B. (2008) Wexford: A Town and It's Landscape.

Hearn, I. M. (2002-3) The Star Iron Works in Journal of the Wexford Historical Society, No. 19, pp. 5-35.

Hore, H. F. (1900-11) History of the town and county of Wexford, five volumes. London.

NIAH (2017) National Inventory of Architectural Heritage Handbook. Department of Culture, Heritage and the Gaeltacht, Dublin.

O'Leary, J. (2014) Maritime Wexford: The life of an Irish Port Town. The History Press, Ireland, Dublin.

Wexford County Council 2009. Wexford Town and Environs Development Plan 2009 – 2015 (as extended).

Wexford County Council 2013. Wexford County Development Plan 2013 – 2019.

Appendix 15.1 Ratings of Architectural Heritage Significance Used by the NIAH

Ratings of Architectural Heritage Significance Used by the National Inventory of Architectural Heritage (NIAH)

The NIAH uses five rating values namely International, National, Regional, Local and Record Only. Structures which are considered of International, National, and Regional significance are recommended by the Minister to the relevant planning authority for inclusion in their Record of Protected Structures (NIAH Handbook 2017).

International

Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.

National

Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.

Regional

Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.

Local

These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

Record Only

These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating.