



COADY
ARCHITECTS

PUBLIC REALM IMPROVEMENTS FOR A PEDESTRIANISED NEW STREET.

ARCHITECTURAL HERITAGE ASSESSMENT

Date: October 2022

Job ref: 2747

1 Conservation Report

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Fig. 1: Aerial View - Malahide

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Introduction

1 Conservation Report

Introduction

Coady Architects are appointed as sub-consultant to DFLA to provide conservation input on the New Street Public Realm Project in Malahide, County Dublin, working in collaboration with Michael O'Boyle, Grade 1 Conservation Architect.

The scope area is located at the centre of Malahide Village. It begins at 'the Diamond' a crossroads where four of the town's most prominent routes, Church St. The Mall, Main St. and New Street meet. The red line boundary begins at the northern perimeter of The Diamond, travelling north along New Street and terminates at Strand St.

Fingal County Council's objectives for the project include the provision of a high quality public space with increased pedestrian flow and enhanced vibrancy which will add to the 'sense of place' and 'local distinctiveness' while responding to local challenges; and a design that highlights and emphasises existing heritage structures while providing a seamless transition with the newly upgraded Green, noting specifically:

'an expertly designed public area that complements the Village Green and enhances the heart of Malahide for the benefit of residents, businesses and visitors alike.'

'The project is an opportunity to prioritise, upgrade and expand the public realm on New Street and to deliver an improved experience for all users while supporting and balancing the needs of the different users.'

A conservation-led approach was adopted in the development of the proposed design, based on research and analysis of the individual buildings and the streetscape as a whole. We note the following:

1. A record all of the buildings on the street – a photographic survey has been completed alongside a point cloud survey. An inventory of all historical structures on the street will be provided, each record will include a description, photographic record, façade drawing and external inventory and its significance.
2. While there are no protected structures on New Street, the street is included within the Malahide Historic Core Architectural Conservation Area (ACA). The Statement of Character Report for the ACA references a number of architecturally significant buildings on the street, most notably the four-bay corner house at the intersection with The Strand, larger 19th century houses closer to The Diamond, some with shops at ground floor, with similarities of external appearance; and the red brick former Dispensary near The Diamond, which is noted as a building of distinction. Smyth's Pub is another prominent historical building. Other features of note include the intact granite kerbing along New Street. The contribution of these buildings and features is recognised and the proposed design seeks to support and enhance their contribution to the character of New Street and the ACA.
3. The terraced streetscape of New Street collectively has historical, architectural and social heritage value, contributing to the character of the street. Some buildings might also have individual significance.
4. An Architectural Heritage Impact Assessment has been prepared in liaison with DFLA to evaluate the impact of the proposed new public realm design in the context of historical buildings, and the interfaces between the new design and the buildings. An understanding of how the design responds to the context, the character of the new elements inserted into the existing historical fabric, the

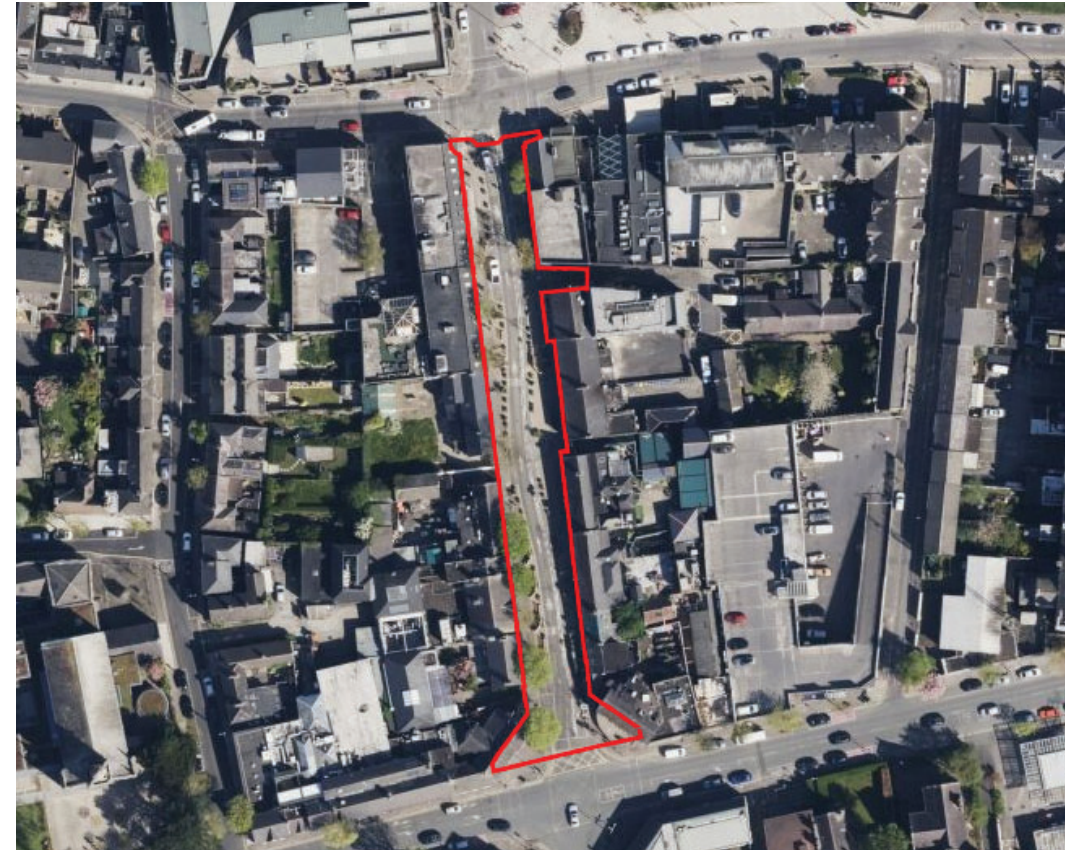


Fig. 2 - New Street Aerial

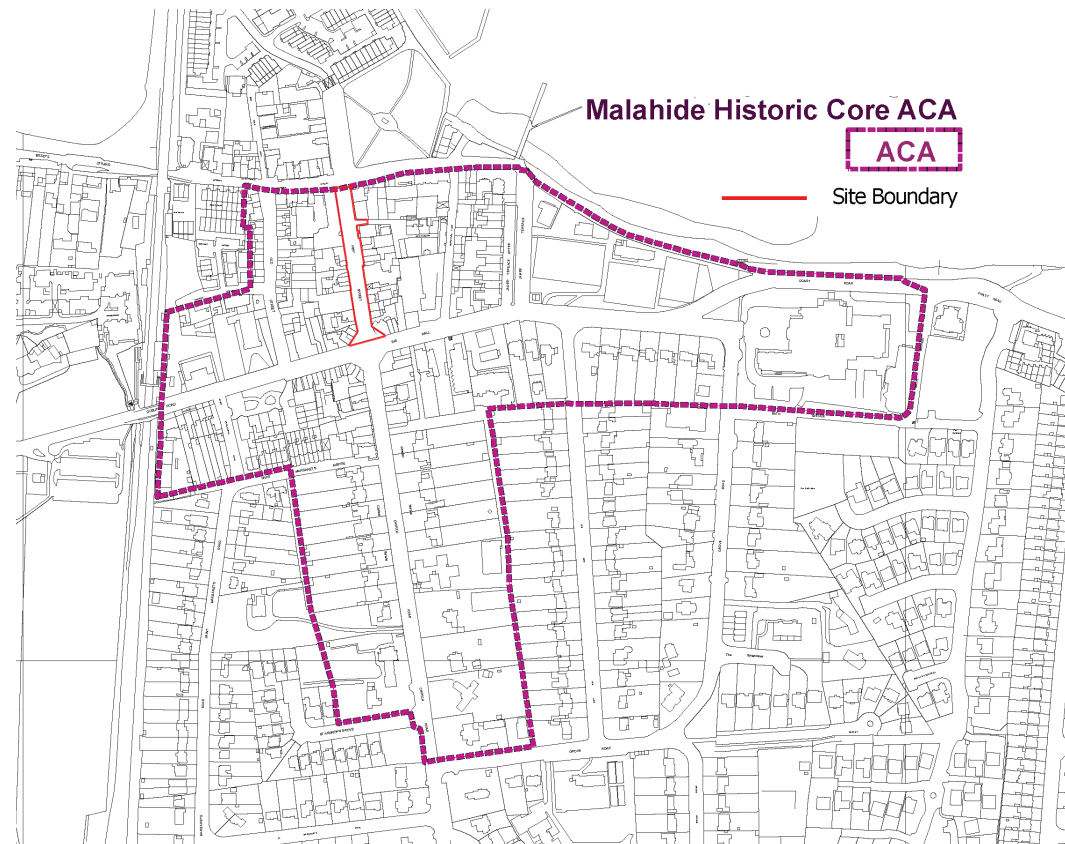


Fig. 3 - Malahide ACA - Fingal Development Plan 2017 - 2023

1 Conservation Report

Introduction

retention of granite kerbing, the use of materials and spaces and the extent to which proposed designed structures are reversible have been assessed as part of design collaboration to ensure the integrity of the street is maintained and enhanced.

In preparing this report, we have referred to historical records, the National Inventory of Architectural Heritage, Irish Architectural Archive, Fingal's Local Studies Office and Malahide's Historic Core Architectural Conservation Area - Statement of Character Report. A number of site visits took place during the period June 2022 - August 2022 to assess and record the existing structures. A Photographic Report of New Street accompanies this report. (Appendix A)



Fig. 4: Fingal Development Plan 2017 - 23

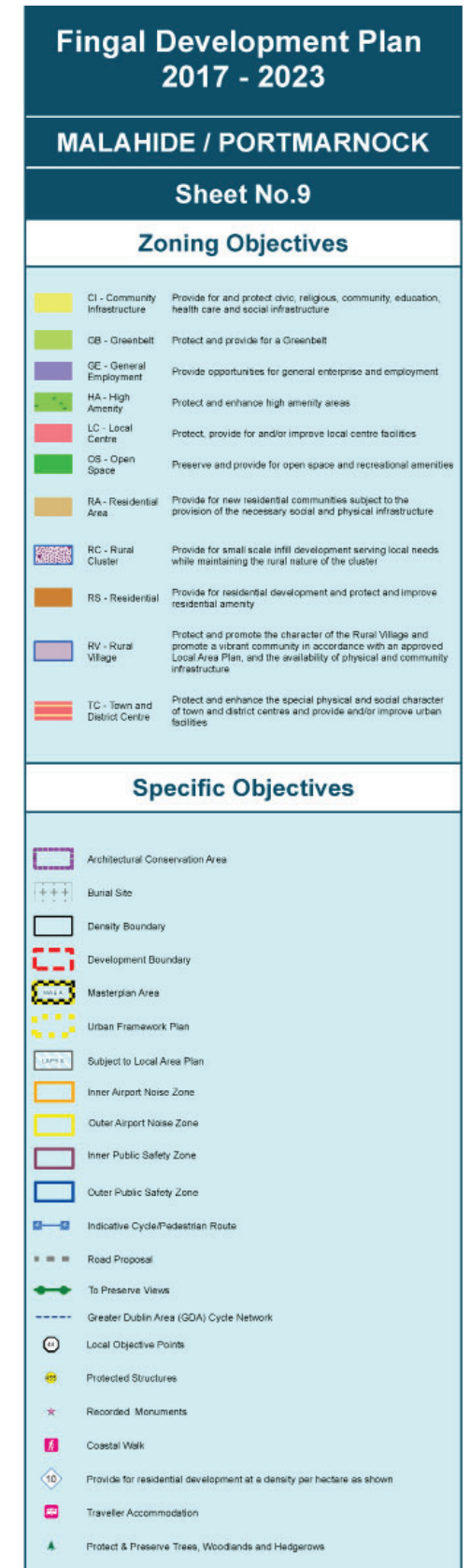


Fig. 5: Development Plan Key

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History of Malahide

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History of Malahide

The town of Malahide is a coastal settlement located 14 kilometers north west of Dublin City. It's village centre has grown rapidly during the 19th and 20th centuries, as new industries and infrastructure have created a vibrant town with a population of over 17,000 in 2022. The modern name Malahide (Mullagh h-Ide) is thought to have derived from the Norman Invasion during the twelfth century. The town's name translates to "the sandmills of the Hydies, a Norman family from the Donabate area.

From the 12th century onwards, the town of Malahide developed around Talbot Castle. Among the invading Normans, was Sir Tichard de Talbot, a young knight who served King Henry II, in the invasion and was rewarded with a grant of lands around Malahide in 1185. The Talbots occupied the castle for the majority of eight hundred years, and had an extensive influence over the town's development during this period.

The royal land throughout Malahide was intensively tilled to supply cereals, vegetables and hay to the nearby Dublin markets. The ancient local townland name of Yellow Walls suggests that flax may also have been produced to supply a cottage linen spinning and weaving industry. The Talbot family sought to establish a large-scale weaving industry within Malahide, in order to lessen poverty levels in the area.

Although this cotton and linen enterprise had collapsed before the 19th century, this had led to an increase in the town's population and other trades within the locality. The Talbot's positive influence on Malahide continued into the first half of the 19th century. Becoming a trustee of the Malahide turnpike, established in 1786, Richard W. Talbot played an influential part in improving the road from Dublin to Malahide. At this time, the layout of the main approach road to Malahide was altered. The original route turned eastwards where Kinsaley Church now stands, traveling northwards along Kinsaley Lane up to and around Malahide Castle, then to Bridge Field and onto Old Street. The turnpike road follows the current route, northwards through Steamstown/ Mabestown past Old Street and commencing at a new village centre at The Diamond. (Fig.6)

The Diamond was laid out as the focal point of the town with a fountain at its centre, and three main roads, New Street, Church Road and the Dublin Road radiated from this central core. In 1792, Richard W. Talbot granted a lease for the first four houses that formed the present day Diamond. This newly formed town centre (including New Street) acted as a catalyst for subsequent development within the Village of Malahide.

With the arrival of the Dublin to Drogheda railway line in 1844, the village became a fashionable destination for day-trippers from the city. The town's reputation of a seaside resort increased with visitors from Ireland and Britain. Industries such as salt harvesting, a steam bakery, silk factory, saw milling and a gasworks were established during the 19th century. By the early-1900's many of these industries had begun to decline, with the exception of the gas works, which continued to expand throughout much of the 20th century.

The outward expansion of Dublin's suburbs from the 1960's onwards, triggered by improved car, bus and rail transport, led to a significant expansion of Malahide as a dormitory town. Although the town has experienced vast growth during the last 60 years, New Street and the Diamond remain as a strong focal point within the commercial and social centre of the town.



Fig. 6: Malahide to Dublin Road Layouts

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New Street

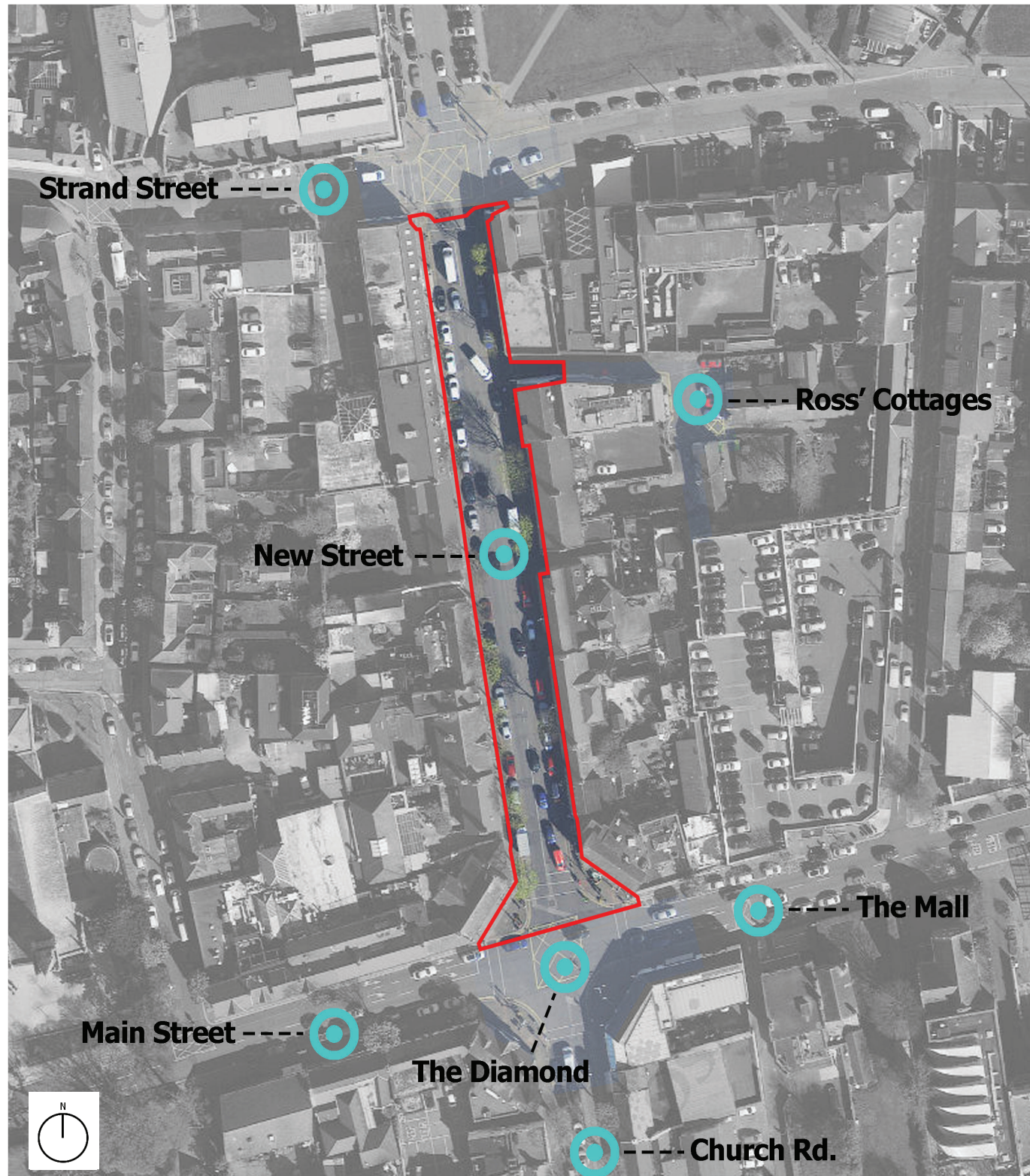


Fig. 7: New St & Diamond - Aerial View

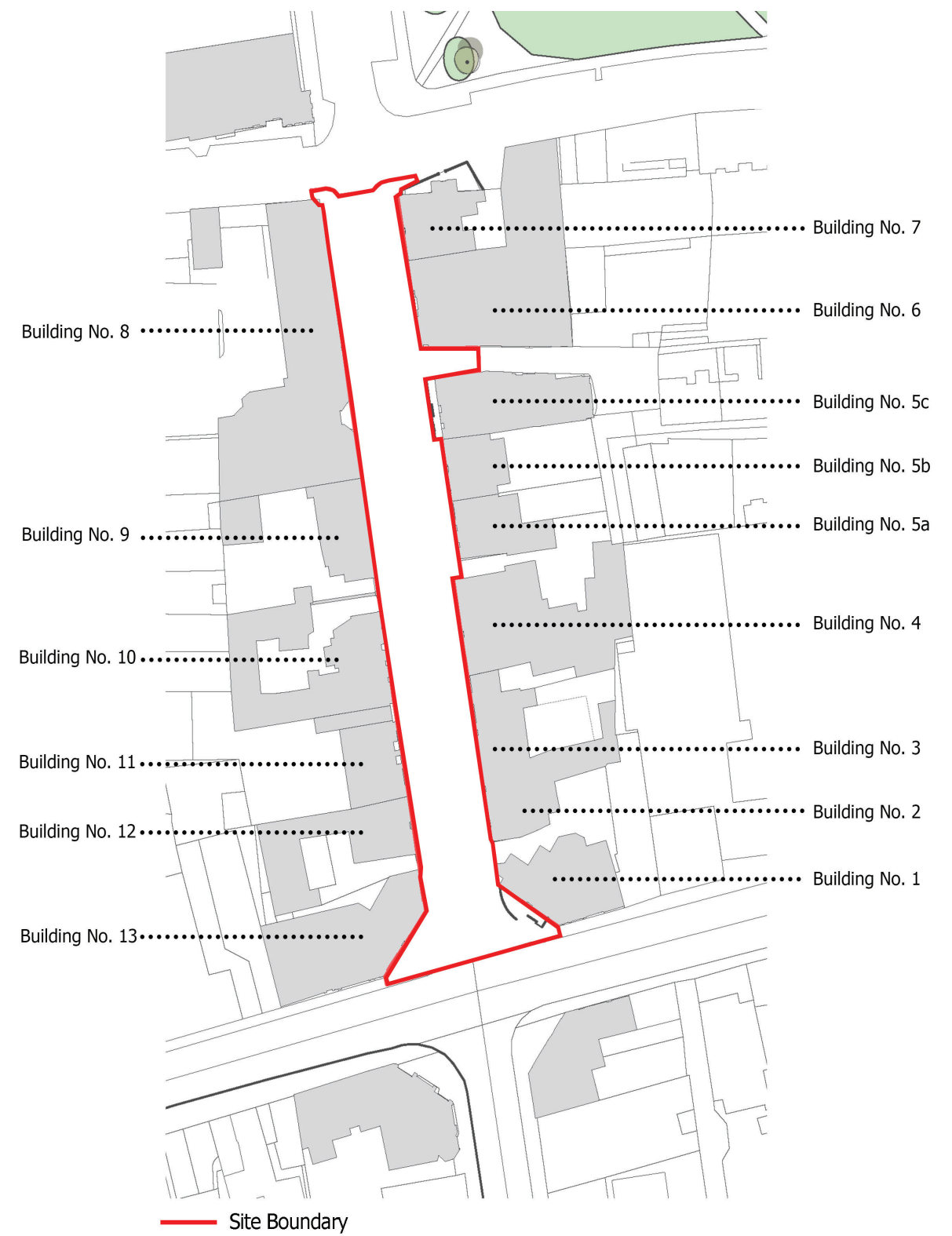


Fig. 8: New St & The Diamond - Building Numbering System

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New Street



For consistency and ease of identification in this report and across all of the documents, a numbering system, has been implemented on New Street. Each individual building received a number regardless of its occupancy/use for commercial or residential purposes.

Building No. 1 - Ulster Bank/Sale e Pepe Restaurant

Building No. 2 - O'Farrell Deere

Building No. 3 - Residential & Off Licence

Building No. 4 - Gibney's Bar

Building No. 5a - Ladbrokes, Roseland Takeaway

Building No. 5b - Doyle's Seafood, Aileens Hair & Beauty

Building No. 5c - Il Sorriso Restaurant, Gilbert & Wright

Building No. 6 - Donnybrook Fair

Building No. 7 - Residential Dwelling

Building No. 8 - New Street Mall

Building No. 9 - Residential Dwelling

Building No. 10 - Drums, Orchid Restauran, Al Fresco Restaurant

Building No. 11 - Fowler's Pub

Building No. 12 - Dispensary Building

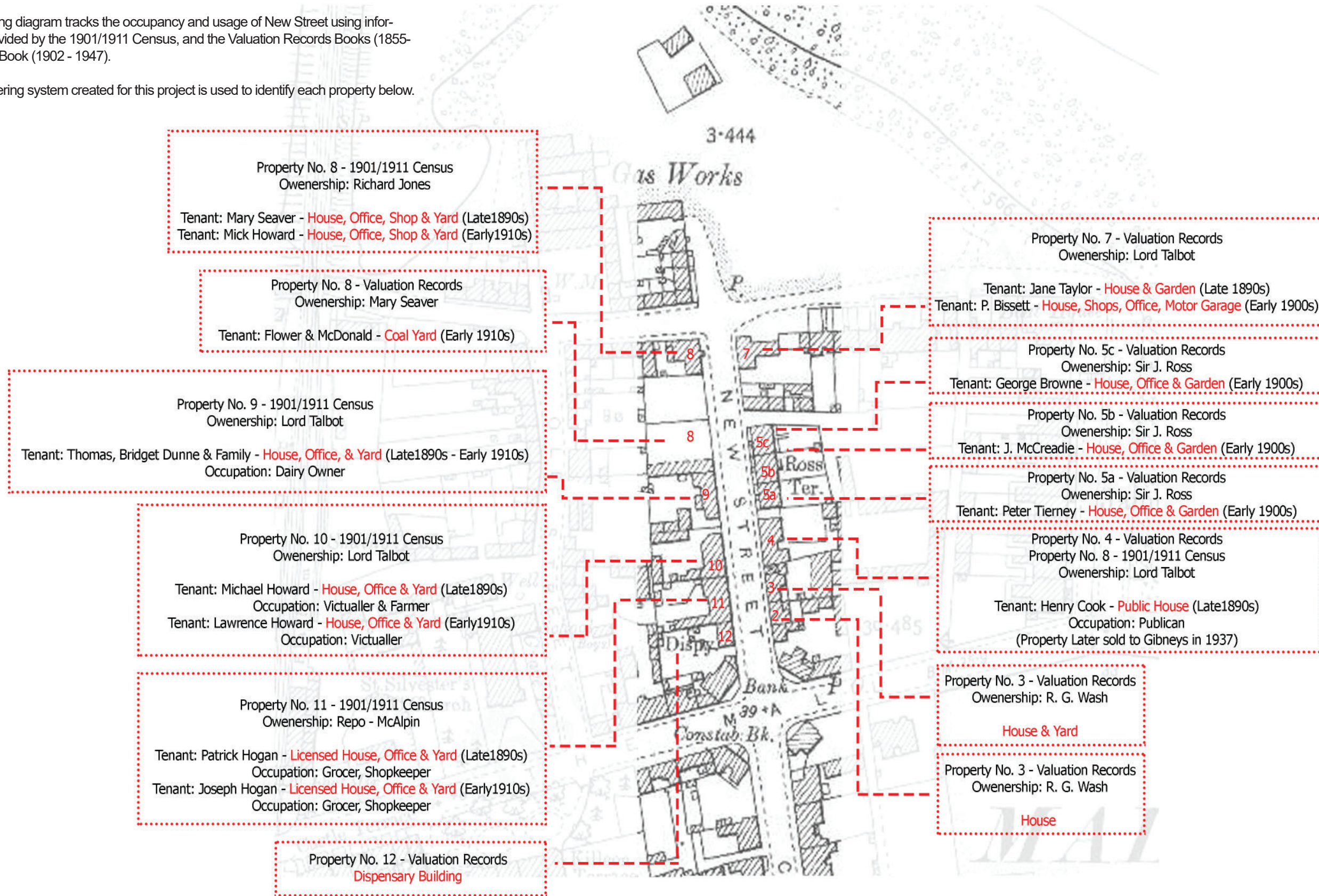
Building No. 13 - Dial-a-Cab, Bouchon Jewellers

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New Street

The following diagram tracks the occupancy and usage of New Street using information provided by the 1901/1911 Census, and the Valuation Records Books (1855-1902) and Book (1902 - 1947).

The numbering system created for this project is used to identify each property below.



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Chronology of the Site & The Development of New Streets Building Footprint

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Chronology of the Site & Development of Building Footprint

The following mapping documents dating from 1760 to 2022 have been sourced from The Ordnance Survey Ireland online database, Fingal Local Studies Office, The Glucksman Map Library Trinity College Dublin, The Irish Architectural Archive and Fingal County Council. These archives can be used to track the growth and development of New Street and its context, through the 18th, 19th and 20th centuries. The occupancy and use of some of the historic structures on the street can also be studied, alongside the changes in building footprint seen in the area during this time.



Fig. 9: John Taylor Map of Malahide - 1816

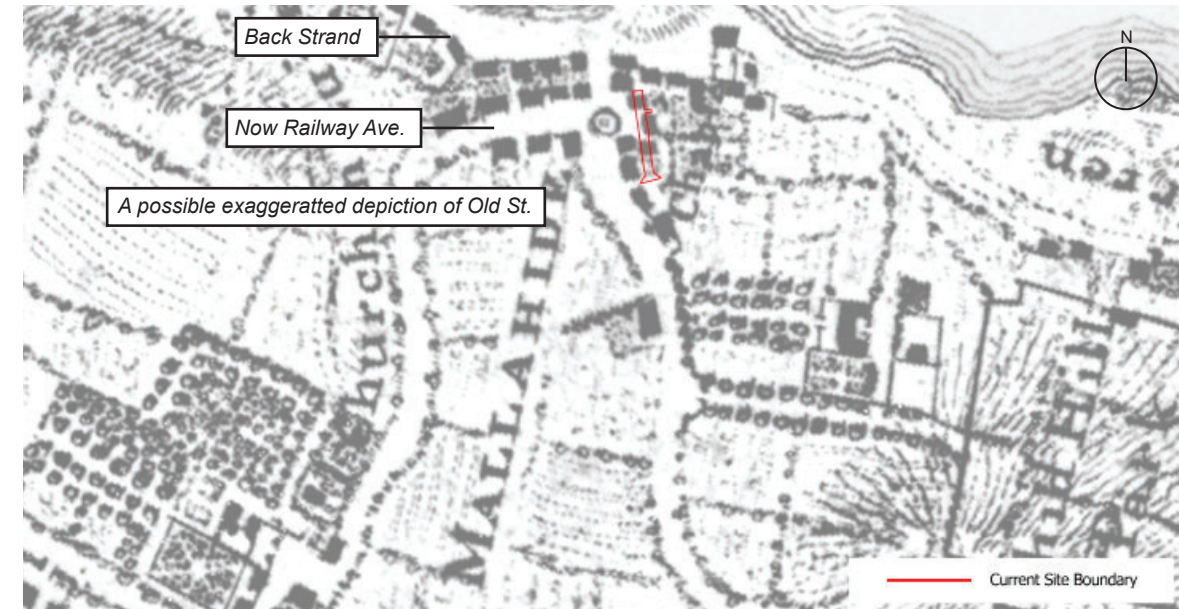
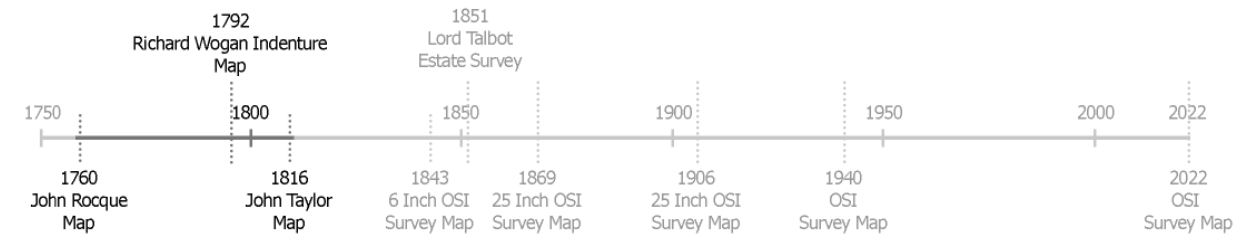


Fig. 10: John Rocque Map - 1760 (For Reference)

1. 1760 John Rocque, Dublin County North East

This document (Fig.10) provides the earliest detailed record of the planning of Malahide Village. Throughout the 17th & 18th Century Malahide remained a small settlement centered on Old Street, Strand Street and the Back Strand. The majority of the town's social and commercial activity occurred on the junction of Old Street and Railway Avenue, the present location of St. Sylvester's Church, well and surrounding cottages. The Civil Survey of 1654 - 56 states:

'In ye town of Malahide about 20 thatch houses, one sea water mill. Also a stone thatch house with two small thatch houses in possession of Thomas Jones. Also an orchard and garden with a fishing harbour and a conny warren.' (Green 2012)

New Street, outlined in red on (Fig. 10) with the aid of geo-referencing, cannot be identified on this map. However, Rocque gives us a valuable insight into Malahide before the creation of New Street and The Diamond.

2. 1816 John Taylors Map of Dublin & Environs

John Taylor's 1816 (Fig.9) map provides a first glimpse into the layout and plan of New Street, Malahide, following the formation of the Diamond, and is used as a starting point, to map the development of the street and its immediate context through the 19th and 20th centuries. The map identifies New Street, some buildings either side of the street, the Diamond and the coal yard to the north.

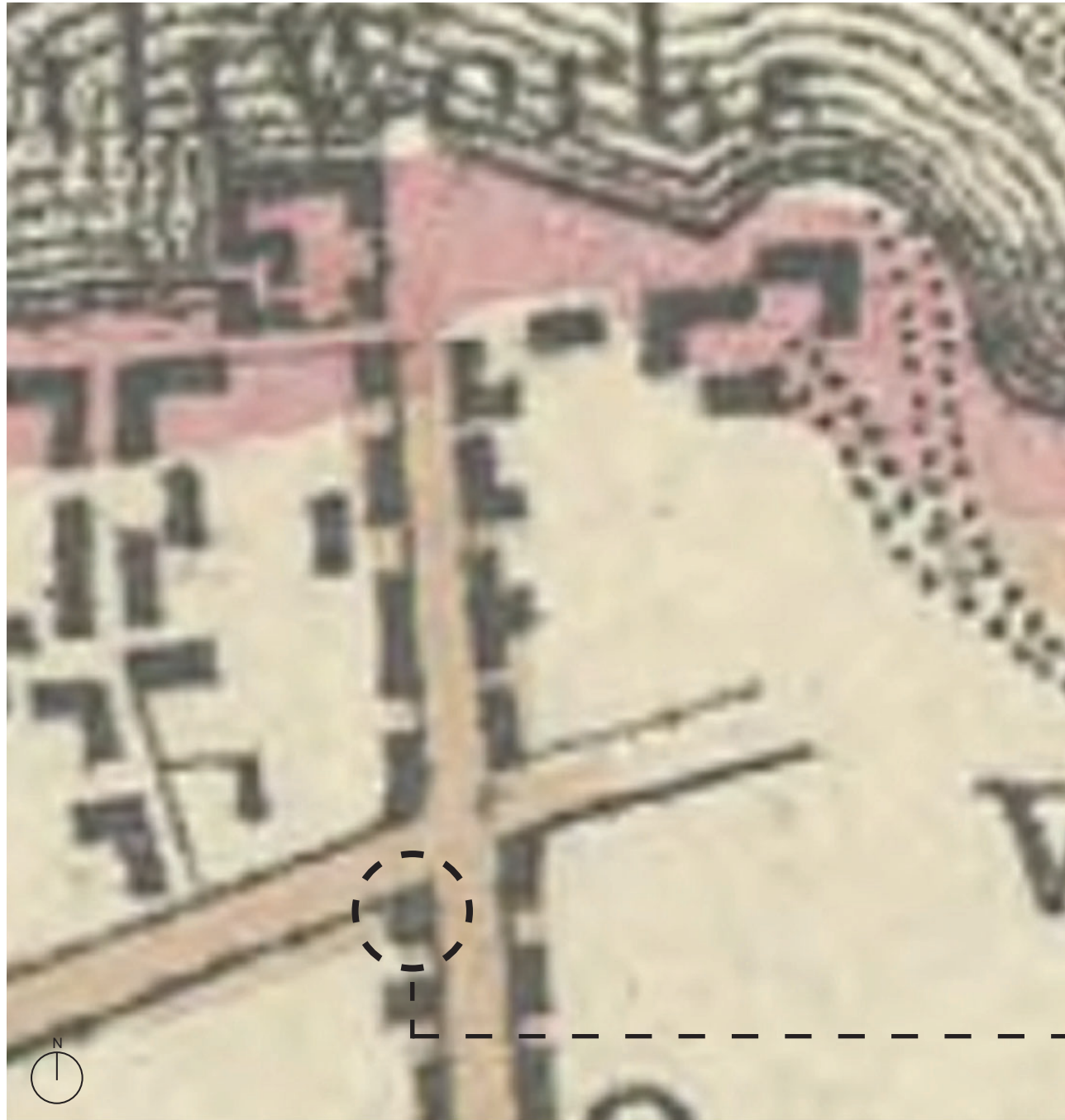
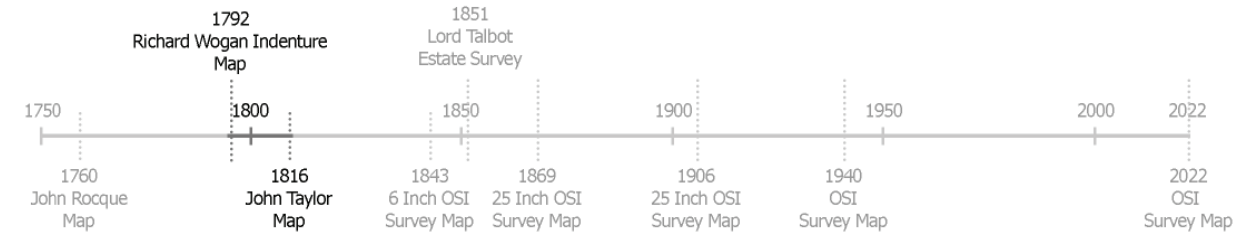


Fig. 11: John Taylor Map of Malahide - 1816

Indenture, 1792 - Map of The Diamond, Malahide.

Although John Taylor’s 1816 map provides an initial view of New Street and its context, an indenture dated 24 years earlier in 1792 (fig. 12) provides an early insight of The Diamond development, planned by the Talbot family. The legal document provided by Richard Wogan Talbot grants James Crawford twenty-four perches with ‘a House and Garden in the new street in the Town of Malahide’ for a term of seventy-one years at a yearly “Rent of Five pounds thirteen shillings and nine pence”.

The map which accompanies the indenture, shows an elevation of a two-story, five-bay slated house with a door at the centre and chimneys located on either gable. The property is located on the newfound intersection of ‘New Street to the Sea’ and ‘New Street to the Green’. (Greene 2012)

Diamond development is discussed in further detail, in Chapter 5 of this report.

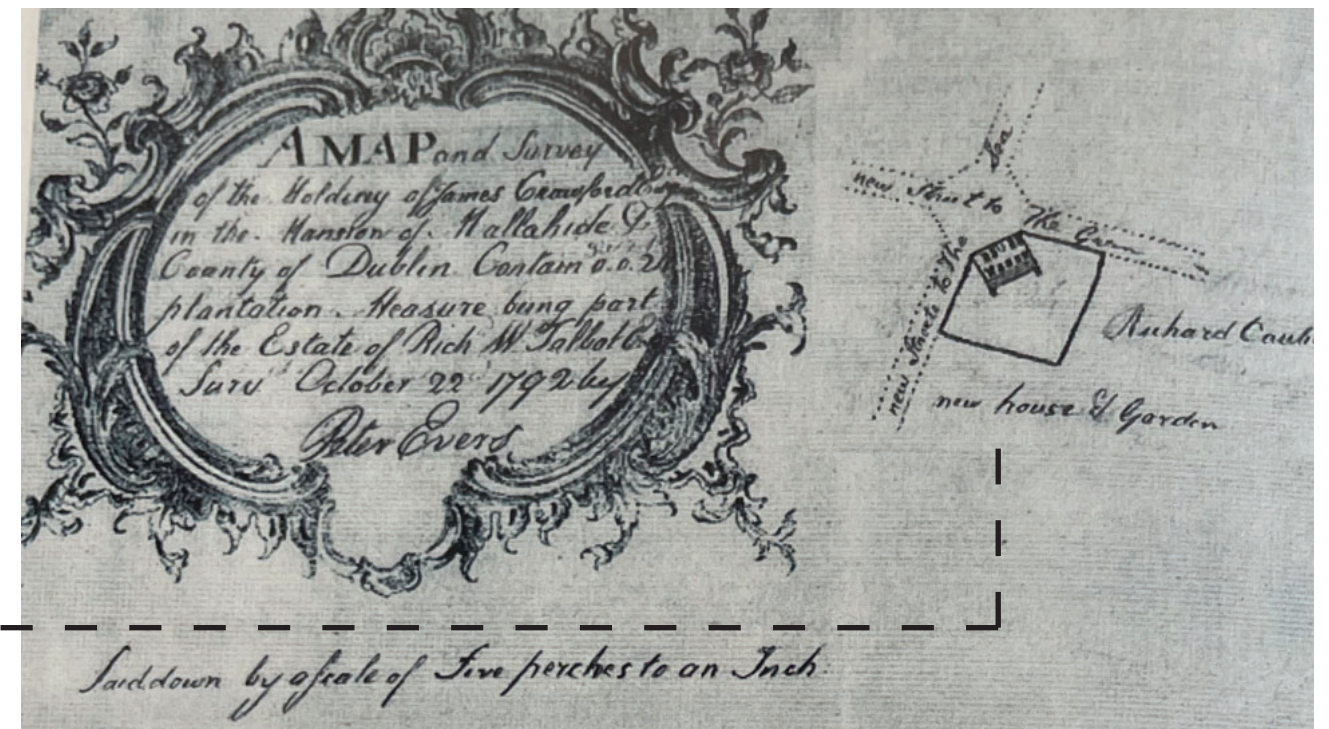
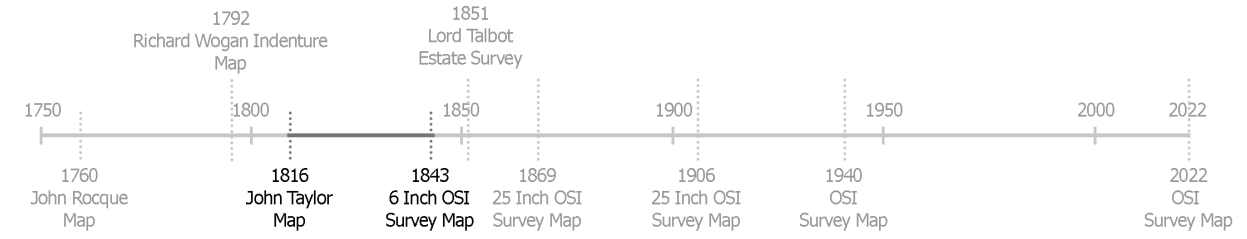


Fig. 12: Indenture, dated 1792, granting land with ‘a House and Garden in the new street in the Town of Malahide’ for a term of seventy-one years



Fig. 13: John Taylor Map of Malahide - 1816 (For Reference)



2. 6 Inch Ordinance Survey Map 1829 - 43 Map

Between 1829 and 1842 Ordinance Survey Ireland completed the first ever large-scale survey of the entire country. Due to the fact The Grand Hotel and the Mall road from the Diamond does not appear on this document (Fig. 14), this would indicate that the map predates 1835, the year the hotel opened.

When this map is compared to John Taylor's 1816 drawing, it is clear there has been substantial development throughout New Street and its surrounding context. The reason for this expansion has often been accredited to the introduction of the Dublin to Drogheda railway line. (First planned in mid 1830s with works commencing 1840).

The form of the Diamond with a central water fountain can be seen alongside increased development along 'The Mall' /'Main Street'. Towards The Green, there is further development that defines New Street at this period in time. Construction to the rear of properties along the street is more apparent. The map also depicts possible demolition work to the area marked with a dotted red line on page 16 (Fig.15). Note, a 'police station' was also located within the Diamond on the 6 Inch Ordinance Survey Map 1829 - 43 Map.

The lane way to Ross' Cottages (marked in blue) is also beginning to form, creating potential for increased expansion to the east of New Street.

The early-nineteenth century evolution of the buildings and sites along New Street can be tracked by a comparison between the (1816) Taylor Map and the first edition Ordnance Survey map (see Fig. 15 & 16) on page 16.



Fig. 14: 6 inch OSI Survey Map - 1829 - 43 (Newly formed laneway indicated in blue)

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Chronology of the Site & Development of Building Footprint

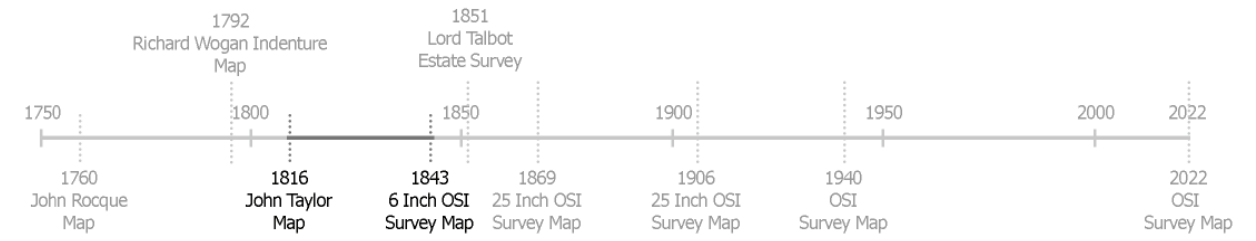


Fig. 15: John Taylor Map of Malahide - 1816

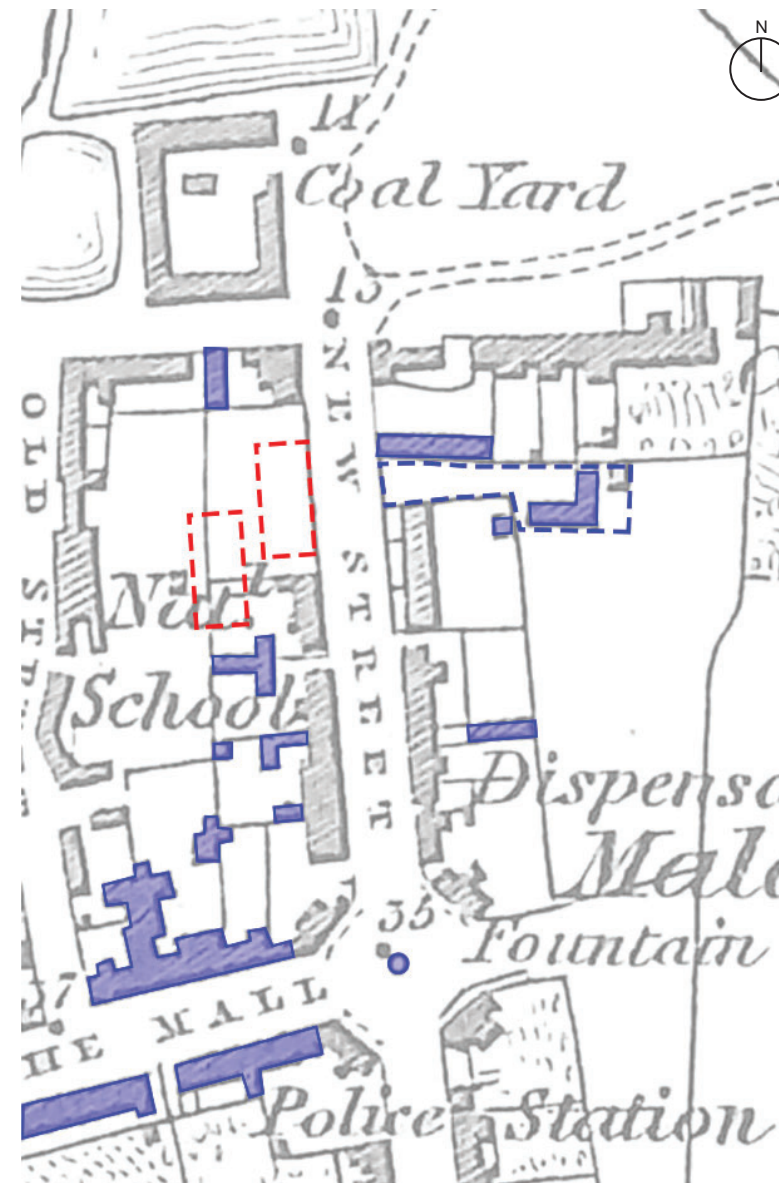


Fig. 16: 6 inch OSI Survey Map - 1829 - 43

Alterations to Building Footprint:

- Potential demolition to structures to north - west of New Street. (Outlined in red dashed line).
- The early formation of Ross' Cottages (Dispensary Lane) can be seen.
- Development begins along Main Street towards Dublin - extending from The Diamond.
- The water fountain at the centre of The Diamond can now be seen.
- Out-housing and other structures to the rear of New Street properties can be seen forming, populating the lands to the rear of the properties.
- This map illustrates the consolidation and development of the plots to the rear of New Street and the Diamond in the period between the Taylor Map (1816) and the first edition Ordnance Survey map. In some cases, the buildings fronting onto New Street on the O.S. map may not necessarily be the same buildings that were shown on the earlier Taylor map.

- Further Development
- - - Apparent New Route Formed
- - - Potential Demolition of Building Footprint

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Conservation Report

Chronology of the Site & Development of Building Footprint

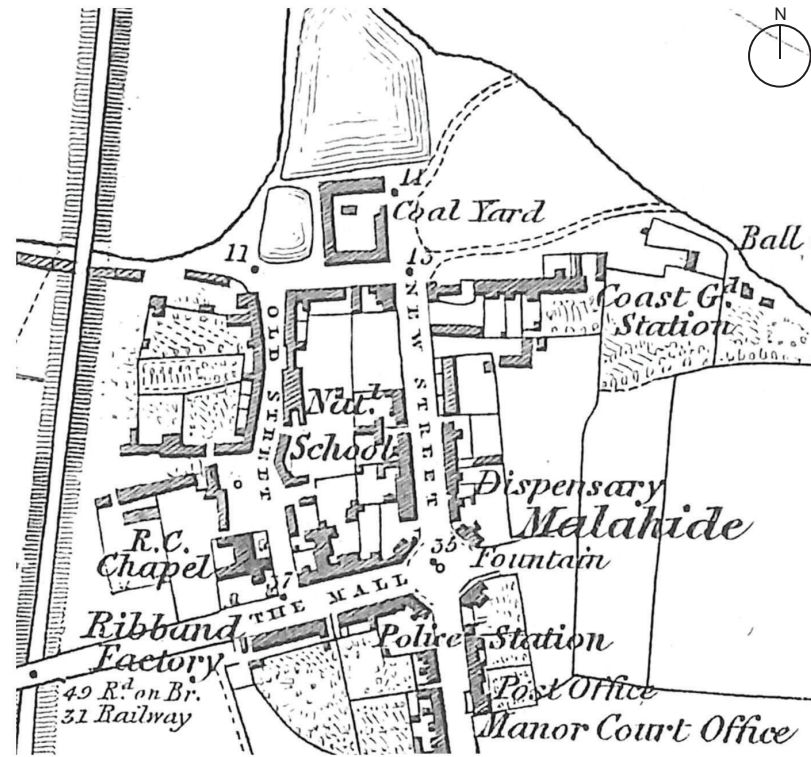
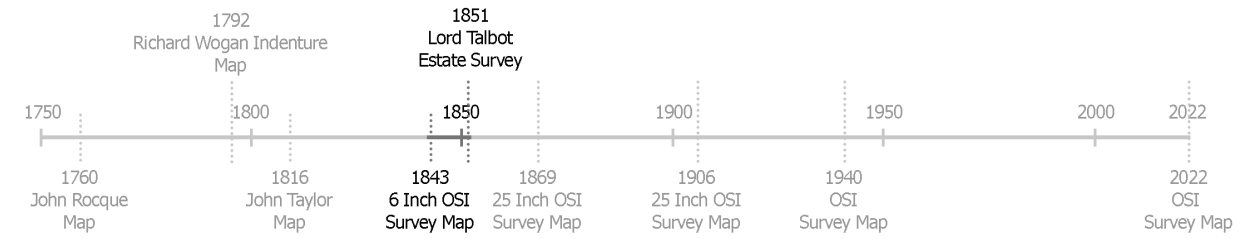


Fig. 17: OSI Survey Map - 1829- 43 (for reference)

3. 1851 Survey of Town & Lands of Malahide Co. Dublin. The Estate of the Right Honourable Lord Talbot of Malahide. (Fig. 18).

Halfway through the 19th century the development of the Malahide's new train station is visible on the 1851 map (See Fig. 18) 'The Mall' has now been extended eastwards from the Diamond, to allow for access to the Grand Hotel (constructed 1935). Due to the increase of horse and carriage transport along The Mall, the central fountain within the Diamond has been removed. (Green 2012).

Further development throughout the town continues, with the appearance of Townyard Lane and St. James Terrace, indicated in orange.

The dwellings of New Street remain similar to previous maps, however further accommodation to Ross' Cottages lane way can be seen. (Outlined in blue). Increased construction activity within the backlands between New Street and neighbouring Townyard Lane is evident.



Fig. 18: Survey of Town & lands of Malahide Co. Dublin. The Estate of the Right Honourable Lord Talbot of Malahide, 1851

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Chronology of the Site & Development of Building Footprint

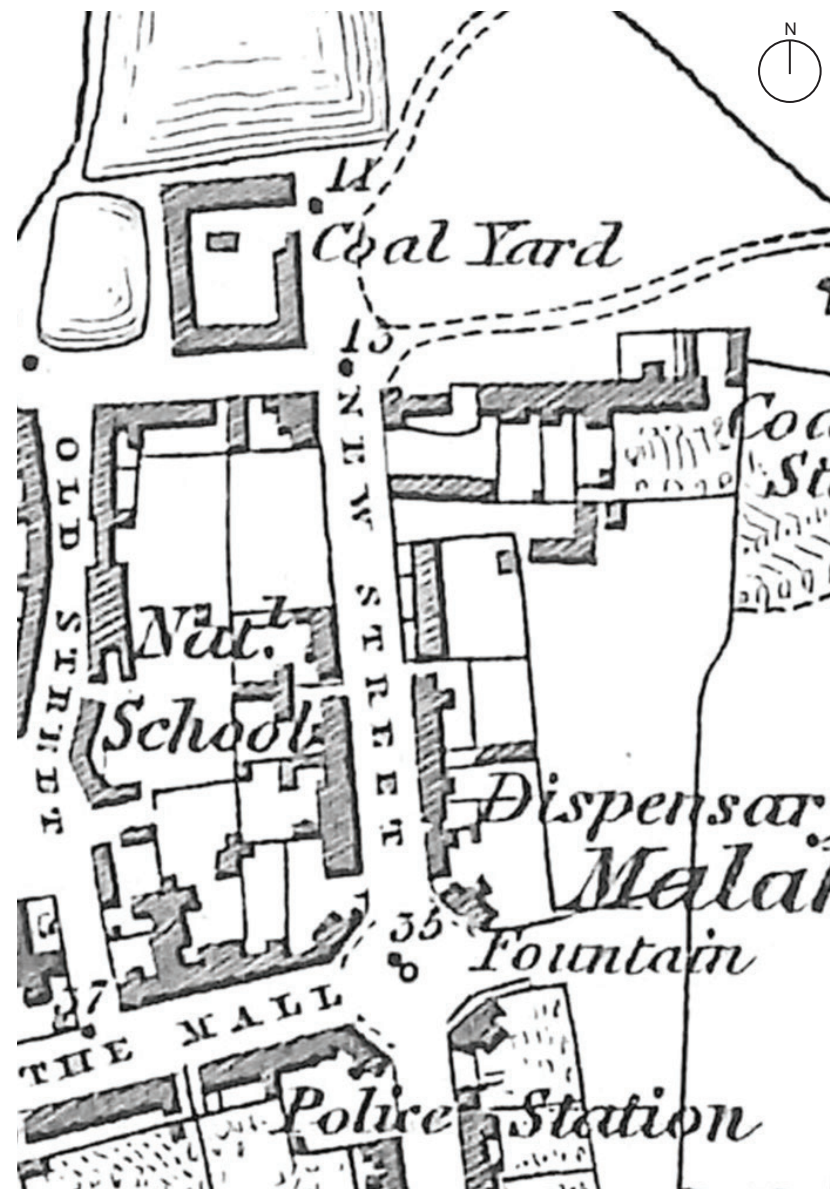
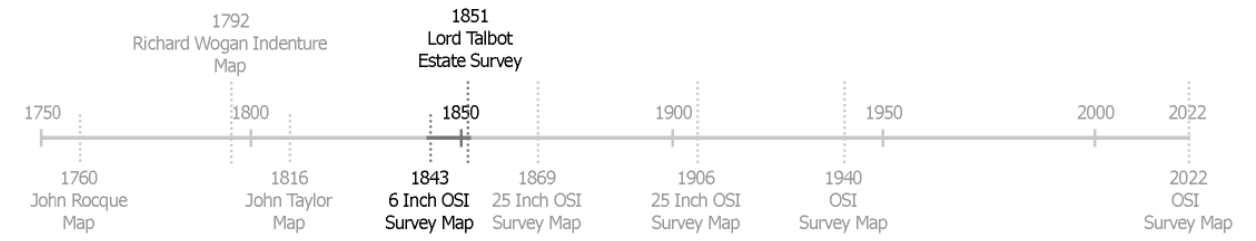


Fig. 19: OSI Survey Map - 1829



Fig. 20: Survey of Town & lands of Malahide Co. Dublin. The Estate of the Right Honourable Lord Talbot of Malahide, 1851

Alterations to Building Footprint:

- Increased development at Dispensary Lane
- Large 'U-shaped' development south of Dispensary Lane. Use unknown.
- The extension of the Mall eastwards due to the opening of the Grand Hotel
- The removal of the fountain at the centre of The Diamond.
- Potential demolition of structures to rear of New Street properties.
- This map illustrates the consolidation and development of the plots to the rear of New Street and the Diamond in the period between the first edition Ordnance Survey map and the 1851 Talbot Estate Map. In some cases, the buildings fronting onto New Street on this later map may not necessarily be the same buildings that were shown on the earlier O.S. map.

- Further Development
- - - Apparent New Route Formed
- - - Potential Demolition of Building Footprint

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Chronology of the Site & Development of Building Footprint

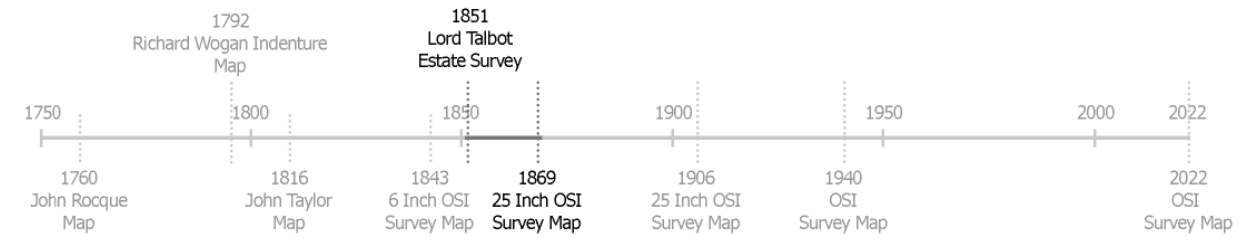


Fig. 21: 1851 Survey of Town & lands of Malahide Co. Dublin. The Estate of the Right Honourable Lord Talbot of Malahide.

4. 25 Inch Ordinance Survey Map 1869 (Fig. 22).

Further development is apparent within Malahide towards the end of the 19th century. South of the Diamond, Church St. is further framed by the inclusion of Carlisle and Windsor Terrace. The Post Office, previously indicated to be on Church St., now is referenced to be located on Main St. (The Mall).

Kerb lines are now indicated on the 1869 map along New Street's buildings. Although the structures along New Street remain similar to previous maps, some further building has taken place to the rear of these buildings.

An extension to the coal yard and gas works to the north of New Street is now evident.

The rapid development of Ross' Cottages seen through the previous maps has now subsided. The Dispensary building has been annotated within Ross Cottage's Lane way. Previously this has been indicated to the south of New Street, close to the Diamond. See 6 Inch Ordinance Survey Map 1829 - 43 Map. (Fig.14).

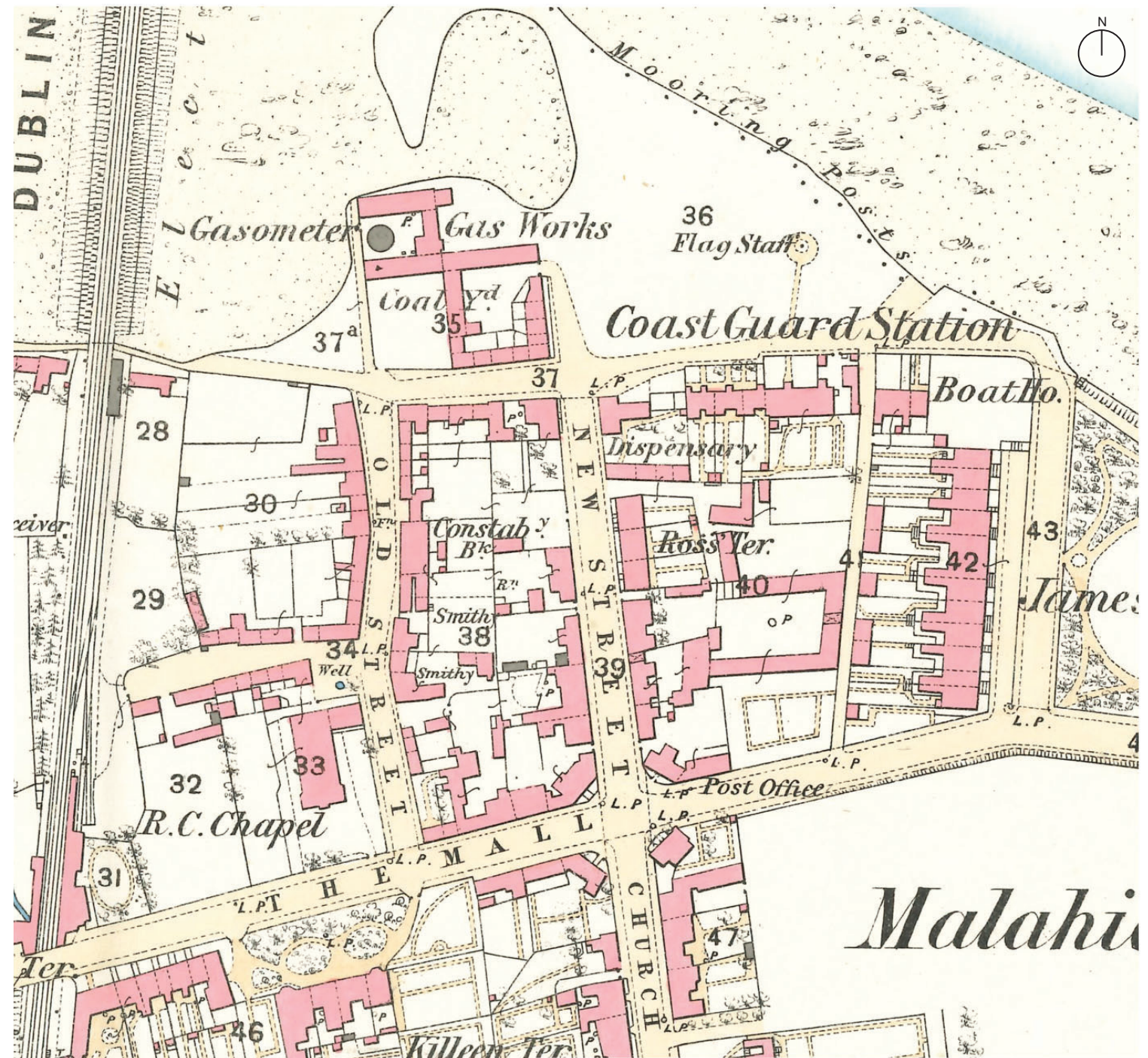


Fig. 22: 25 inch OSI Survey Map - 1869

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Conservation Report

Chronology of the Site & Development of Building Footprint

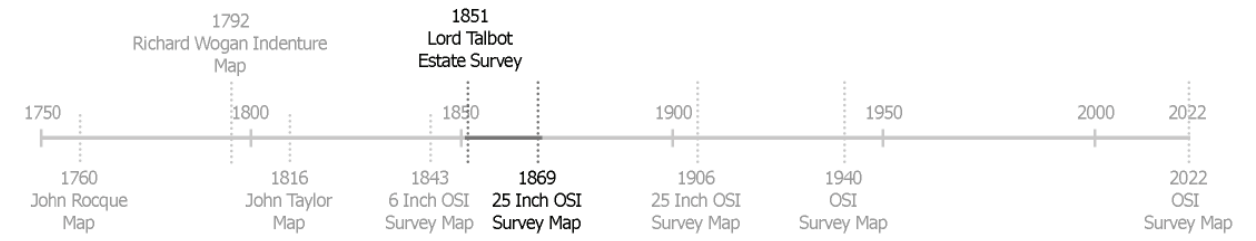


Fig. 23: 1851 Survey of Town & lands of Malahide Co. Dublin. The Estate of the Right Honourable Lord Talbot of Malahide.

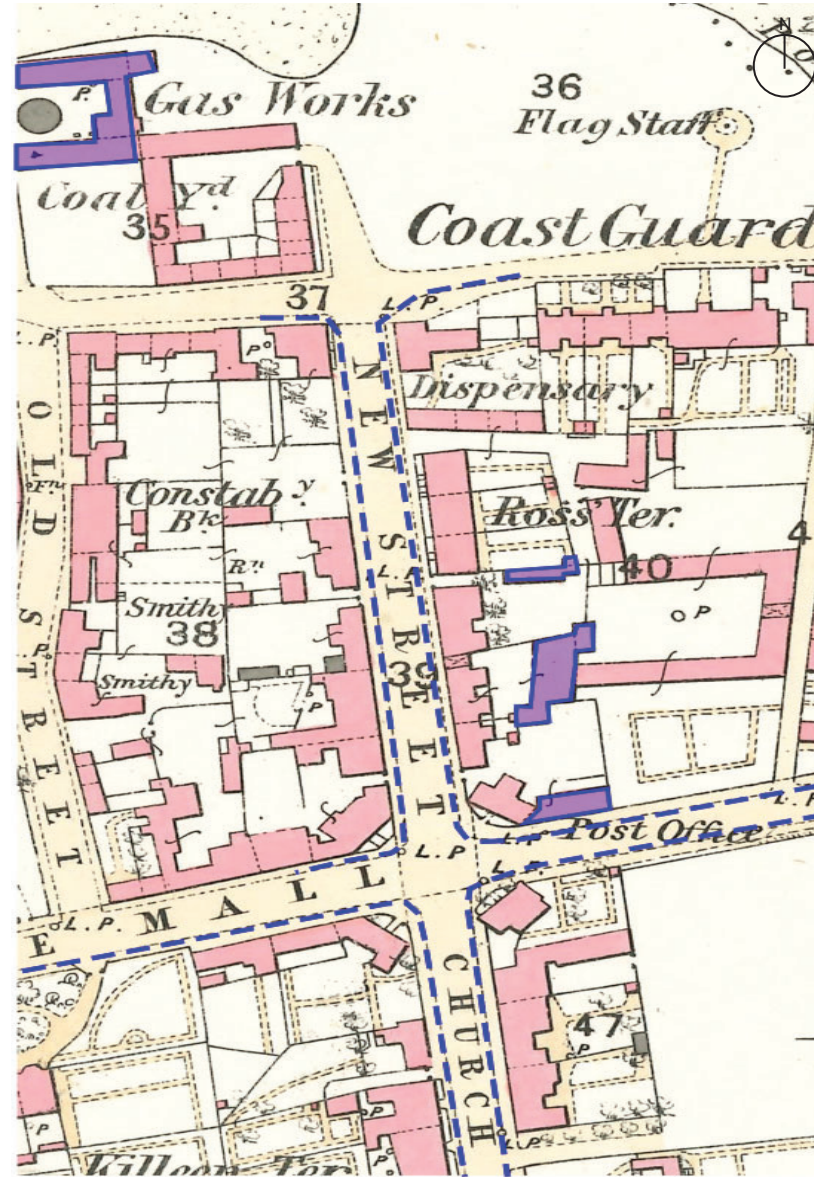


Fig. 24: 25 inch OSI Survey Map - 1869

Alterations to Building Footprint:

- Extension to coal and gas works to the north of New Street.
- First indication of pedestrian footpaths to street.
- First apparent building can be seen on the extension of the Mall road, towards The Grand Hotel. This has been indicated as a Post office.
- Development to rear of properties at New Street.

- Further Development
- Apparent New Route Formed
- Potential Demolition of Building Footprint

4

Conservation Report

Chronology of the Site & Development of Building Footprint

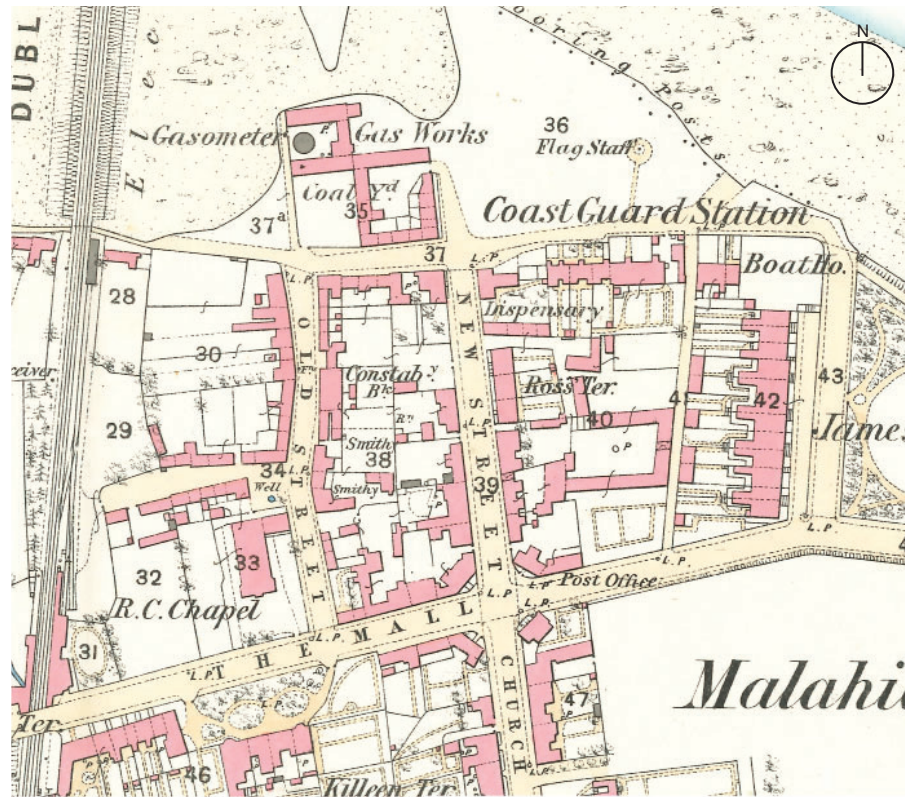
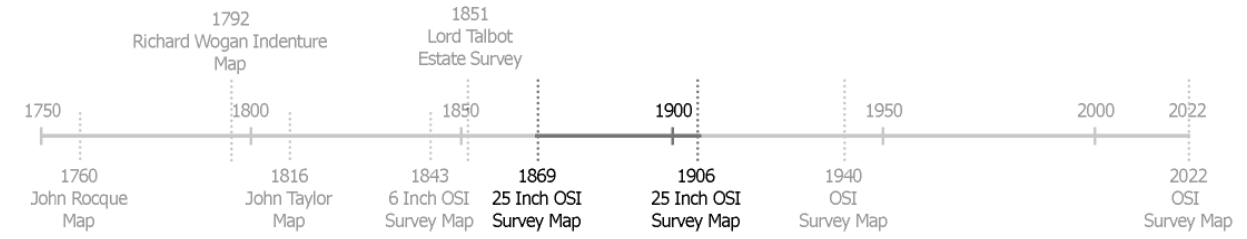


Fig. 25: 25 inch OSI Survey Map - 1869

5. 1906 25 Inch OSI Map (Pub. 1908) (Fig.26)

At the beginning of the 20th century, the industrial activities of gas and coal to the north of New Street continue to grow.

The lane way to Ross' Cottages seems to have undergone some demolition works, decreasing the building footprint between New Street and Townyard Lane.

The Dispensary Building is now located to the south-west of New Street. moving from Ross Cottages as seen in previous maps. A building within the Diamond is now referenced as a bank.

Also worth noticing, the Constabulary Block is located between New St. and Old St. on the previous map dated 1869. (Fig. 25). However, this institution is now referenced within the Diamond. A police station was previously indicated in this location on the 6 Inch map (1829 - 43) (Fig.14).

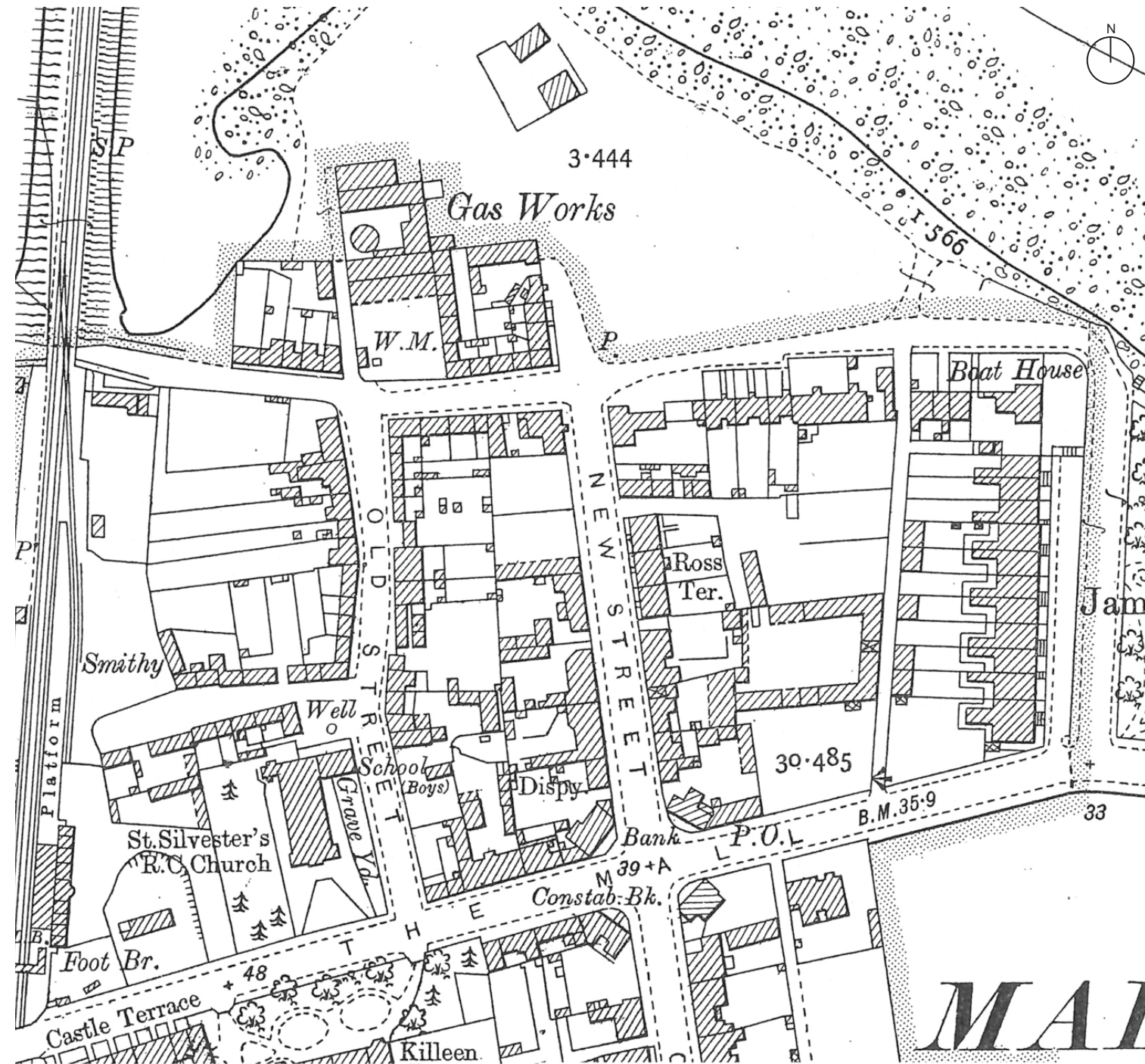


Fig. 26: 25 inch OSI Map - 1906

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Conservation Report

Chronology of the Site & Development of Building Footprint

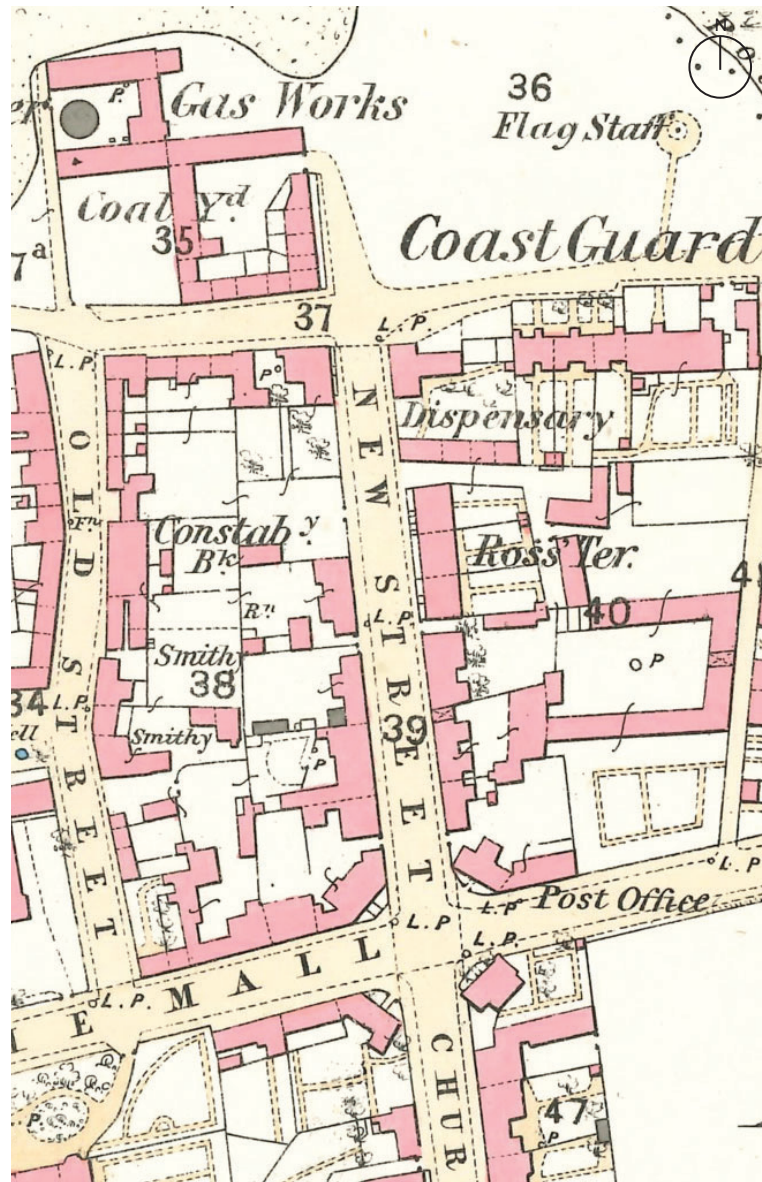
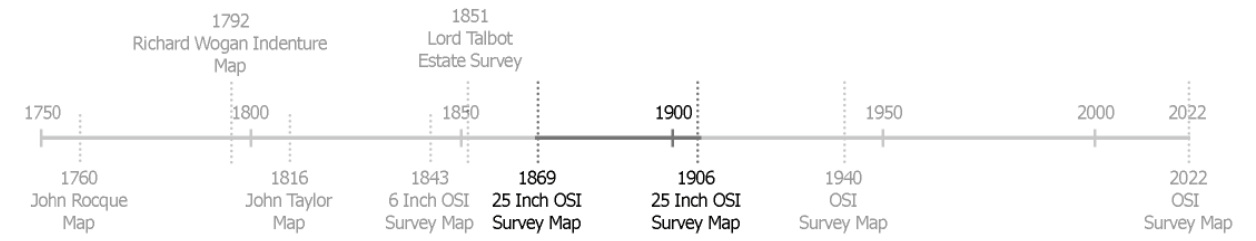


Fig. 27: 25 inch OSI Survey Map - 1869



Fig. 28: 25 inch OSI Map - 1906

Alterations to Building Footprint:

- Development now evident on the extension of the Mall Road, towards The Grand Hotel.
- 1 minor instance of potential demolition to the rear of properties on New Street.
- Development to Ross' Cottages (Dispensary Lane) demolished.
- Further development can be seen throughout New Street to rear of properties.

- Further Development
- Apparent New Route Formed
- Potential Demolition of Building Footprint

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Conservation Report

Chronology of the Site & Development of Building Footprint

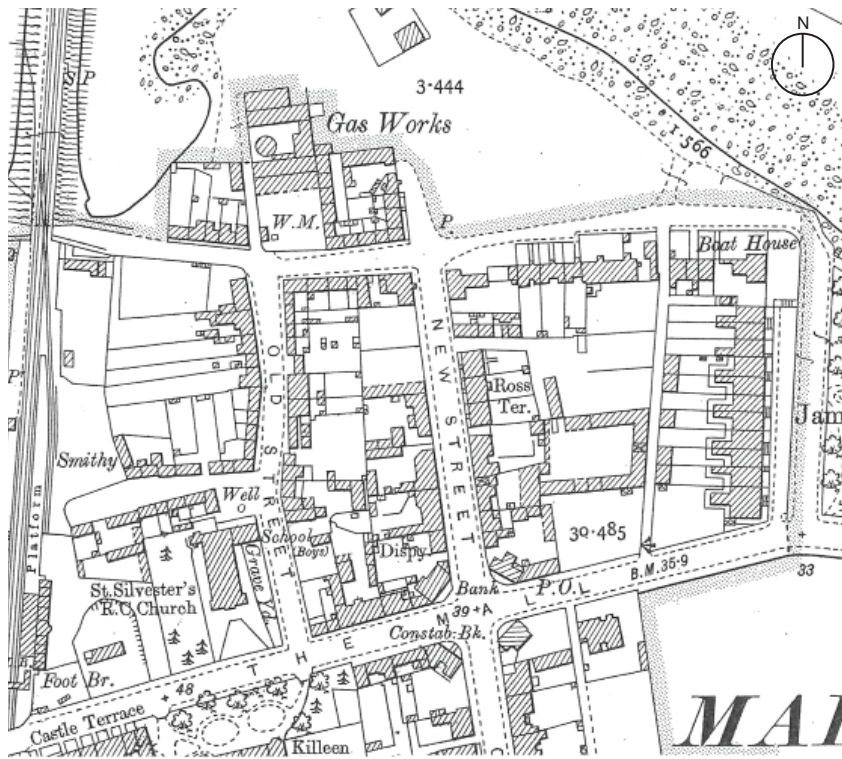
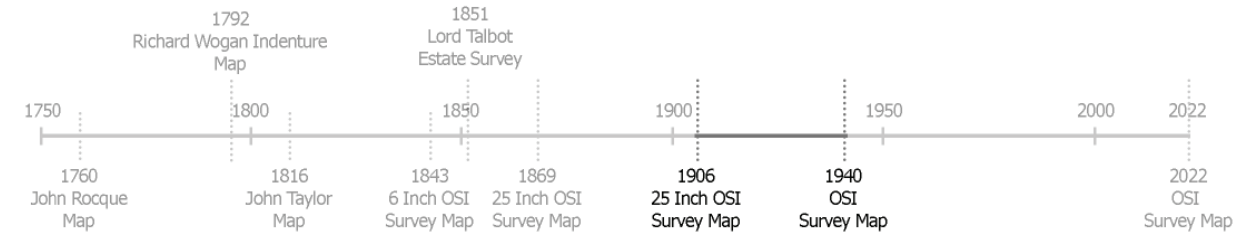


Fig. 29: 25 inch OSI Map - 1906



Fig. 30: 1940 Ordinance Survey Ireland, Malahide Map.

4. 1940 Ordinance Survey Ireland, Malahide Map (Fig. 30)

Further development has appeared within the Ross' Cottages lane way, which suggests to have replaced previous building stock from the 19th Century.

Some waterworks infrastructure now appears to be mapped throughout New Street and its environs. This framework includes a well, situated east of New Street. Two pumps, are located to the north and south of Ross' Terrace. A pump also existing to the south-west of The Diamond, behind the former RIC Barracks.

New properties and urban buildings such as the Carnegie Library (constructed 1909) are now depicted south of The Mall.

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Conservation Report

Chronology of the Site & Development of Building Footprint

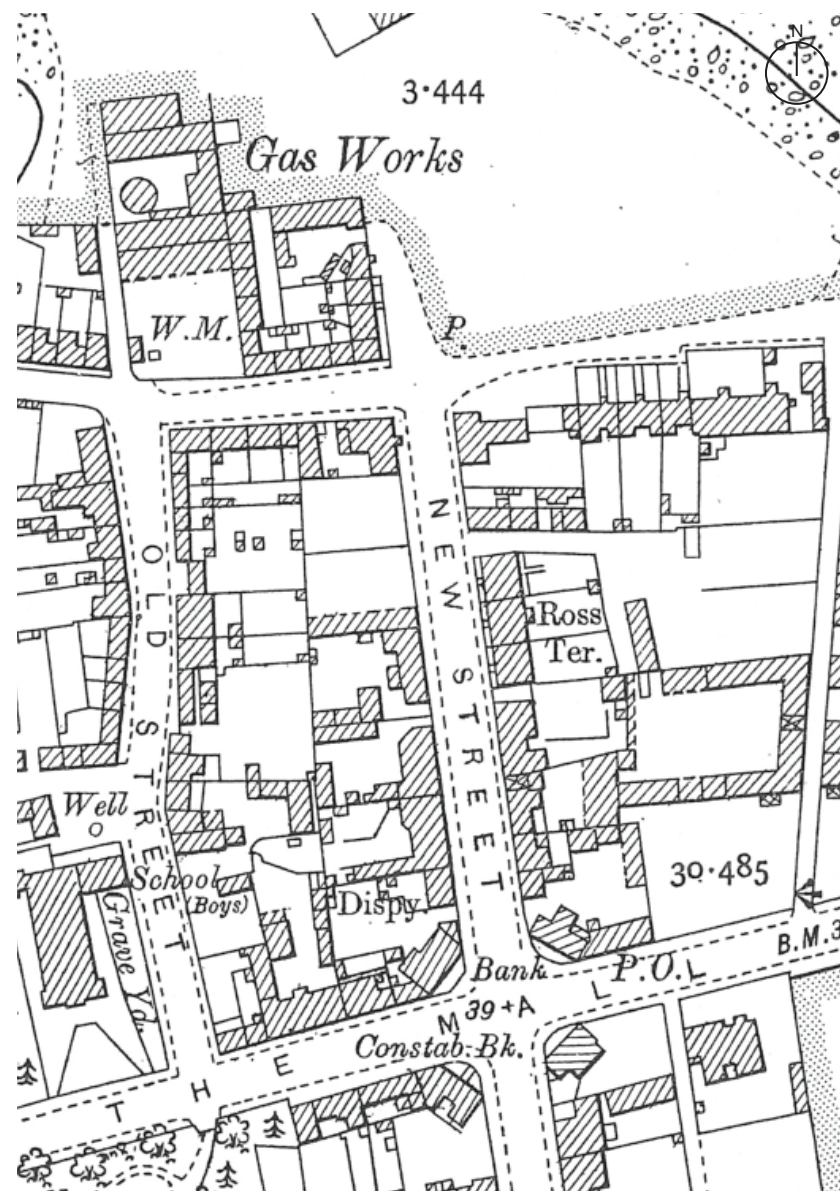
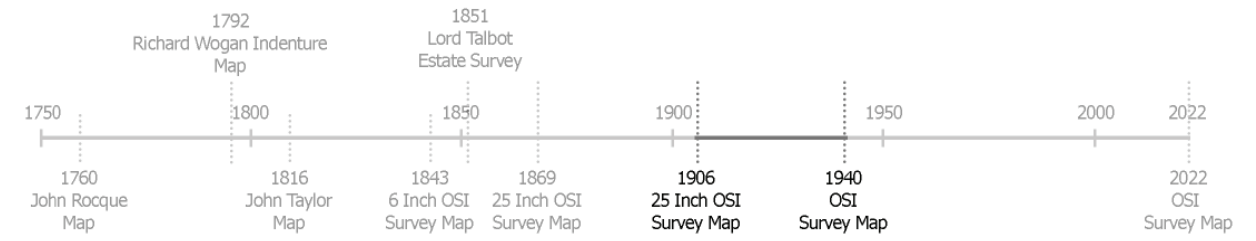


Fig. 31: 25 inch OSI Map - 1906



Fig. 32: 1940 Ordnance Survey Ireland, Malahide Map.

Alterations to Building Footprint:

- New development to Ross' Cottages to replace previous demolition.
- Potential demolition to properties on Dispensary Lane and to rear of properties on New Street.
- Further development to properties at north and south of New Street.
- Waterworks infrastructure now visible. (Eg. Wells, Pumps)

- Further Development
- Apparent New Route Formed
- Potential Demolition of Building Footprint

4

Conservation Report

Chronology of the Site & Development of Building Footprint

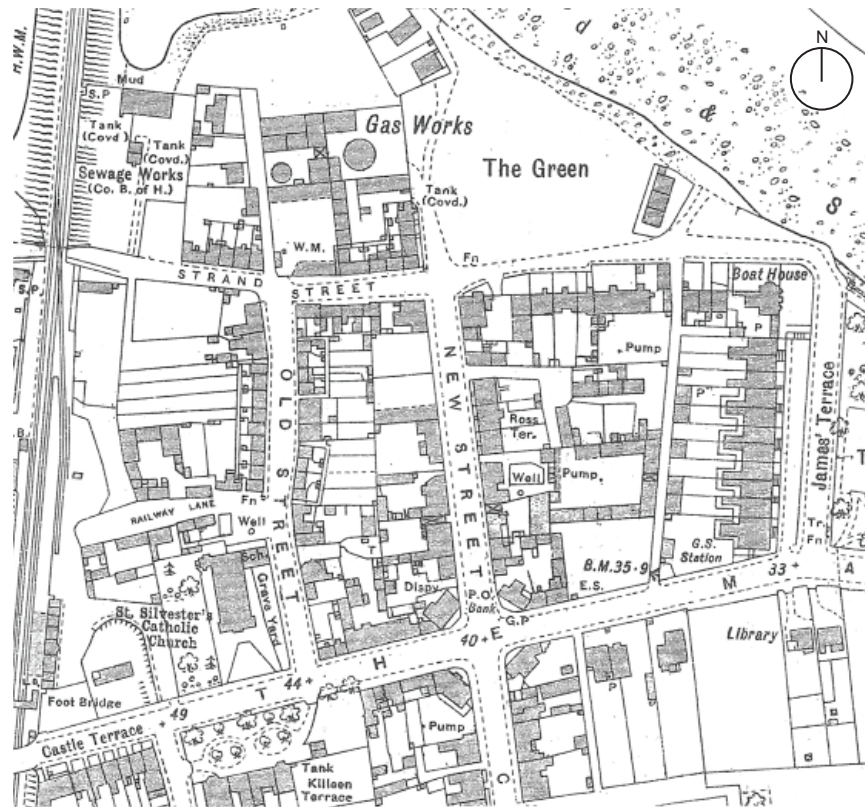
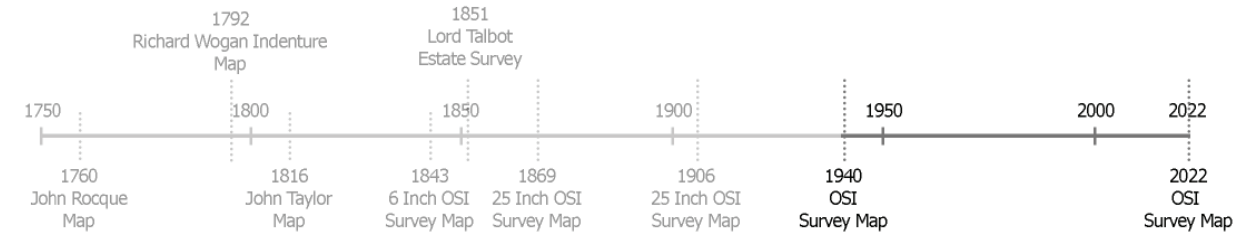


Fig. 33: 1940 Ordnance Survey Ireland, Malahide Map.

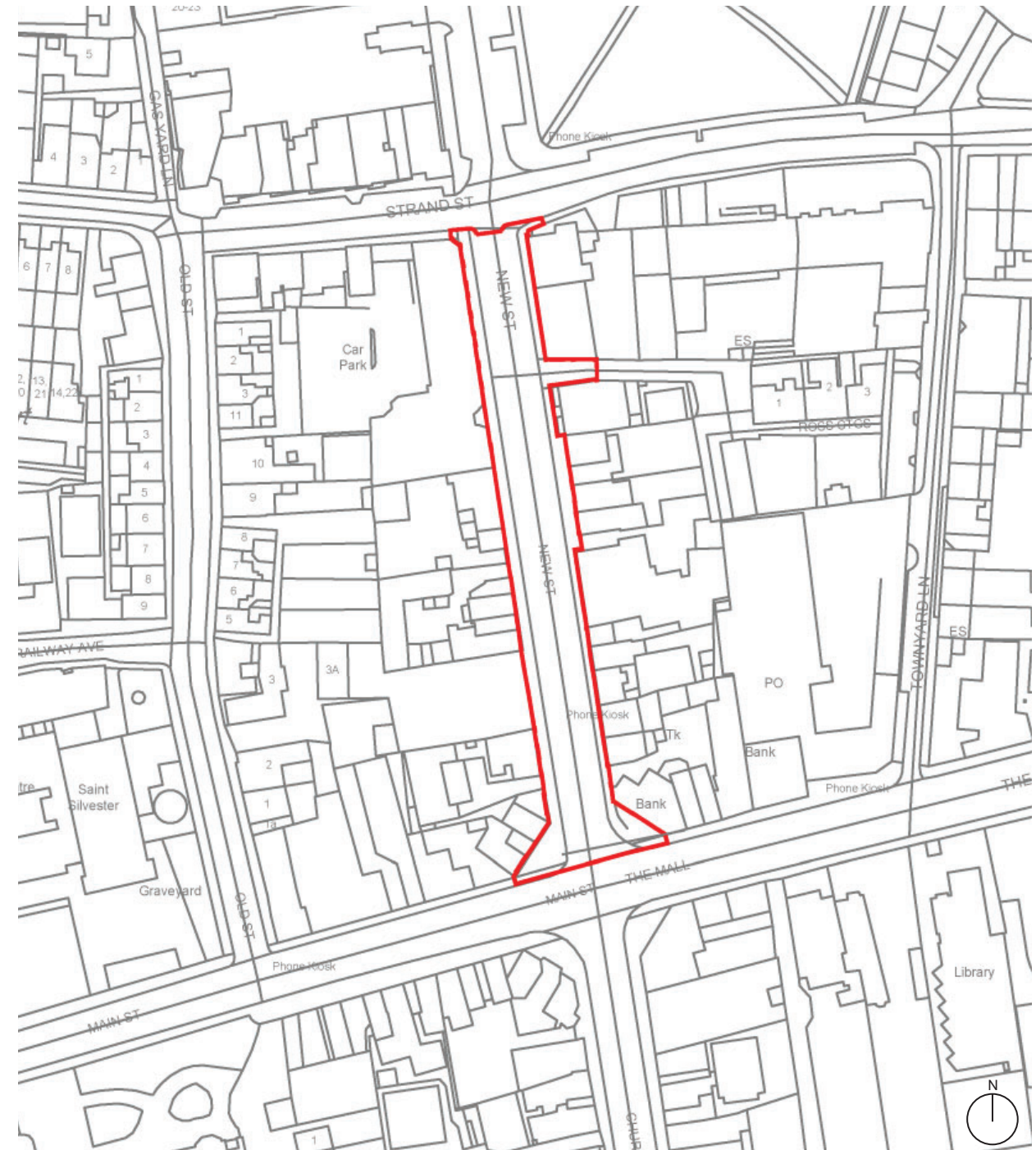


Fig. 34: 2022 OSI Survey Map

4. 2022 Fingal Co. Co. Map - Malahide (Fig. 34)

The final map of Malahide which has been reviewed in this study is the 2022 OSI survey map retrieved from OSI.ie as part of the planning package.

The suburban expansion of Malahide began during the 1960s, feeding a sustained pace of housing construction within the town and its environs. As a result of this influx of people settling and visiting the town, the services within Malahide grew as well. These developments include, New Street Mall (Constructed 1980s), Malahide Shopping Centre, large-scale extensions to hospitality premises and the introduction of a new convenience store in 2015 replacing the previous Malahide Hardware Store.

4

Conservation Report

Chronology of the Site & Development of Building Footprint

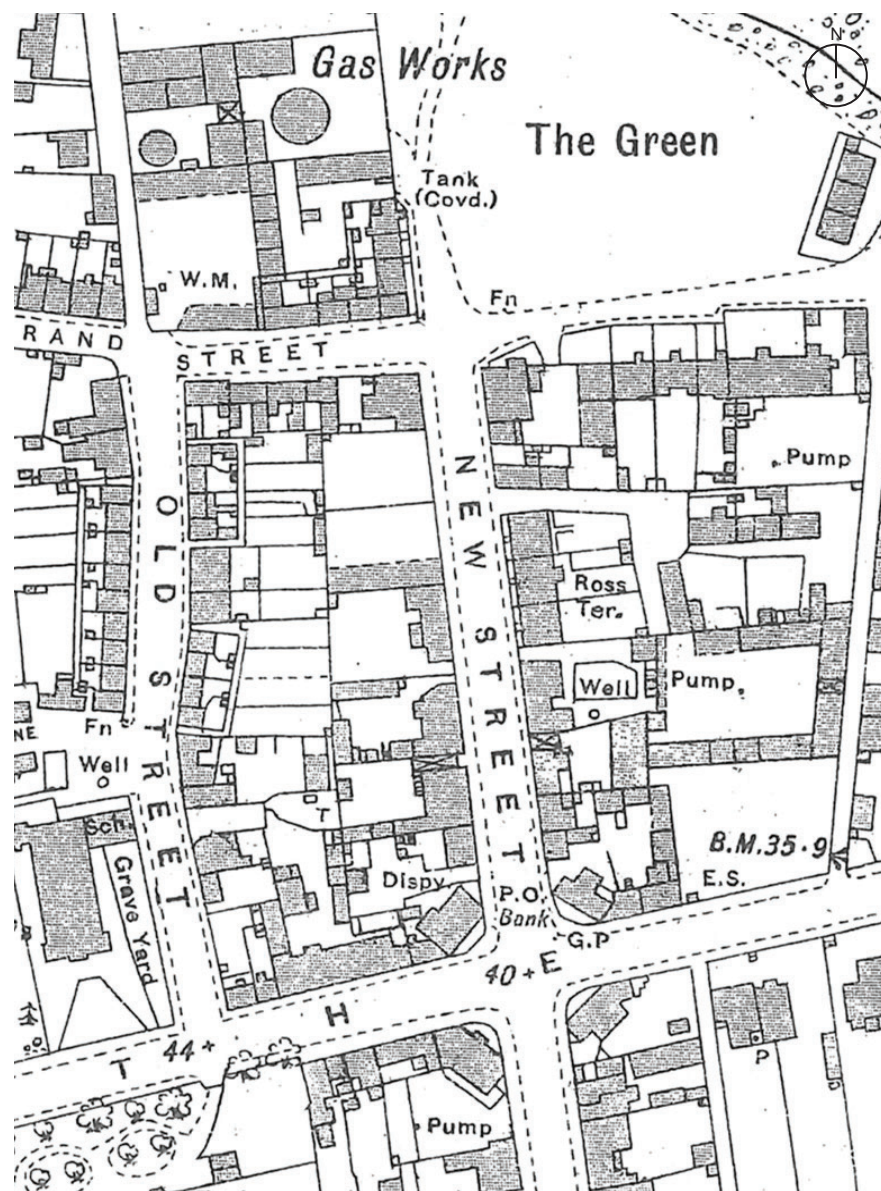
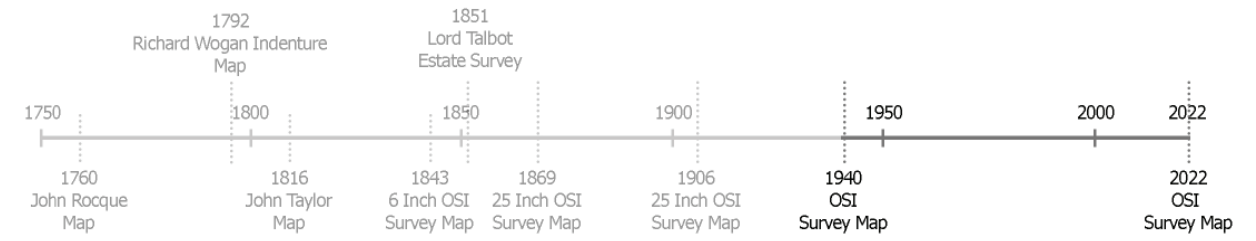


Fig. 35: 1940 Ordnance Survey Ireland, Malahide Map.



Fig. 36: 2022 OSI Survey Map

Alterations to Building Footprint:

- Larger scale development has occurred throughout the street. The former coal yard to the north west, of the street, has been infilled with New Street Mall during the late 1980s.
- Considerable extension to Fowlers bar, beside the current Dispensary building has occurred.
- Considerable extension to Gibneys Bar & Restaurant.
- Development of Malahide Shopping Centre
- Re-development of Malahide Hardware Store to a convenience store in 2015.

- Further Development
- Site Boundary

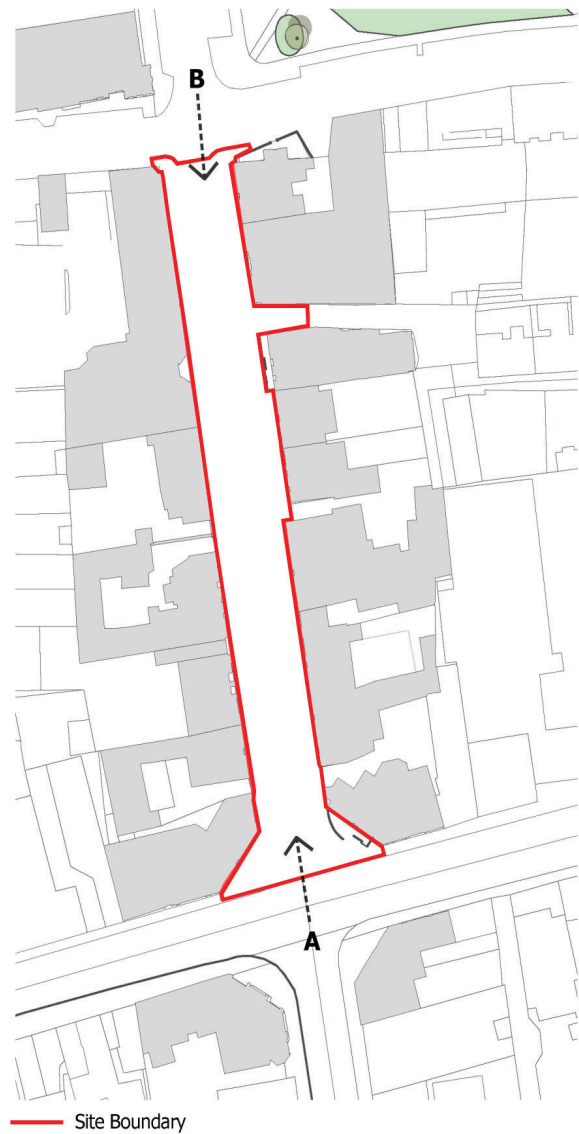


Fig. 37: (View A) New Street - Early 1900s - Image taken from The Diamond



Fig. 38: (View A) New Street - 2022 - Image taken from The Diamond



Fig. 39: (View B) New Street - Image taken from Strand Street.



Fig. 40: (View B) New Street - 2022 - Image taken from Strand Street

Above are two still images of New Street dating from early 1900 (Fig. 37 & 39). (Source: Fingal Local Studies Collection). These historic images show the appearance of the street from more than 100 years ago. It also allows the viewer to make comparisons between the past streetscape and the current design of New Street.

A. Fig. 37 is an image from The Diamond, facing north towards New Street, with a clear view of the Marina beyond. Firstly we notice the defined pedestrian paths to either side of the street. In the foreground, hard landscaping detailing is visible, consisting of a kerb (likely granite) with a footpath and road surface. Fig. 37 shows two horses tied up outside Cooke's Abercorn Tavern (now Gibney's Pub). Another cart can be seen at the North end of the street. The development of the Marina during the turn of the 20th century, means the view of the estuary from The Diamond is now lost.

The buildings on the north-east and north-west sides of The Diamond survive from the earlier (c.1900) photograph, with some modifications. These have been modified throughout the 20th century with the implementation of shop fronts. The red-brick Dispensary which is located close to The Diamond still remains on the west side of New Street.

These surviving buildings make a significant contribution to the character and architectural quality of The Diamond and New Street.

B. View B (fig.39) is positioned on Strand Street facing south towards New Street. The historic image has also clearly defined pedestrian pathways which frame the street. The gabled building on the south-east corner (left side in foreground) survives from the earlier photograph and continues to make a significant contribution to the streetscape. The single-storey 4-bay cottage to its rear has been replaced with a modern two-storey commercial building.

The now-demolished No. 9 New Street is visible on the west side of the street in the earlier photograph (fig. 40, right hand side). Using the Valuation Records, No. 8 was used as a 'shop, off license, house and garden'. Behind No. 8, we can see a large undeveloped plot. This can also be seen on each of the historic maps, sourced for this report. Using the Valuation Records, this area was in use as a coal yard during the 19th & early 20th centuries. This plot possibly had close affiliations with the coal and gas works industrial site beside The Green.

In the modern photo (fig.40), this plot has been infilled. The surrounding context has been redeveloped with the construction of the New Street Mall, a two-storey terraced building with a prominent pitched roof, incorporating attic accommodation.

5

The Diamond

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The Diamond

The Diamond

The Diamond became the central hub of Malahide in the early 19th century when the Talbot family restructured the Dublin Rd. and created New Street. The square became the central crossroads where the major routes of Church Rd., Dublin Rd. New Street, and later The Mall, meet.

By an indenture dated 1792, Richard Wogan Talbot, heir to Richard Talbot, granted James Crawford of Seafield twenty-four perches with "a House and Garden in the new street in the Town of Malahide" for a term of 71 years. The indenture also stipulated that:

"The said James Crawford, his Heirs and Assigns, shall not build or cause to be built any House, Stable or Hut on the front of the new street without the same to be at least as high as the House which is now built thereon."

The associated map with the indenture (Fig.43) shows the proposed form the building must take. A five-bay, two storey house, with a centre door, and chimneys at either gable. This would appear to be the first of four buildings that framed The Diamond. The instructions Richard Talbot gave to James Crawford provides clues to an interest in town planning, before future development took place along New Street and The Diamond.

As a result, the four original houses which completed the Diamond were identical. A sprinkler water fountain occupied the centre of The Diamond, however this was possibly moved due to construction of The Grand Hotel in 1835. This was to allow large stage-coaches to maneuver The Diamond on their route towards the hotel to the east. (Greene 2012). When constructed, each of these buildings had front railings,



Fig. 41: The Diamond former RIC Barracks on south-east side - Image 1980s

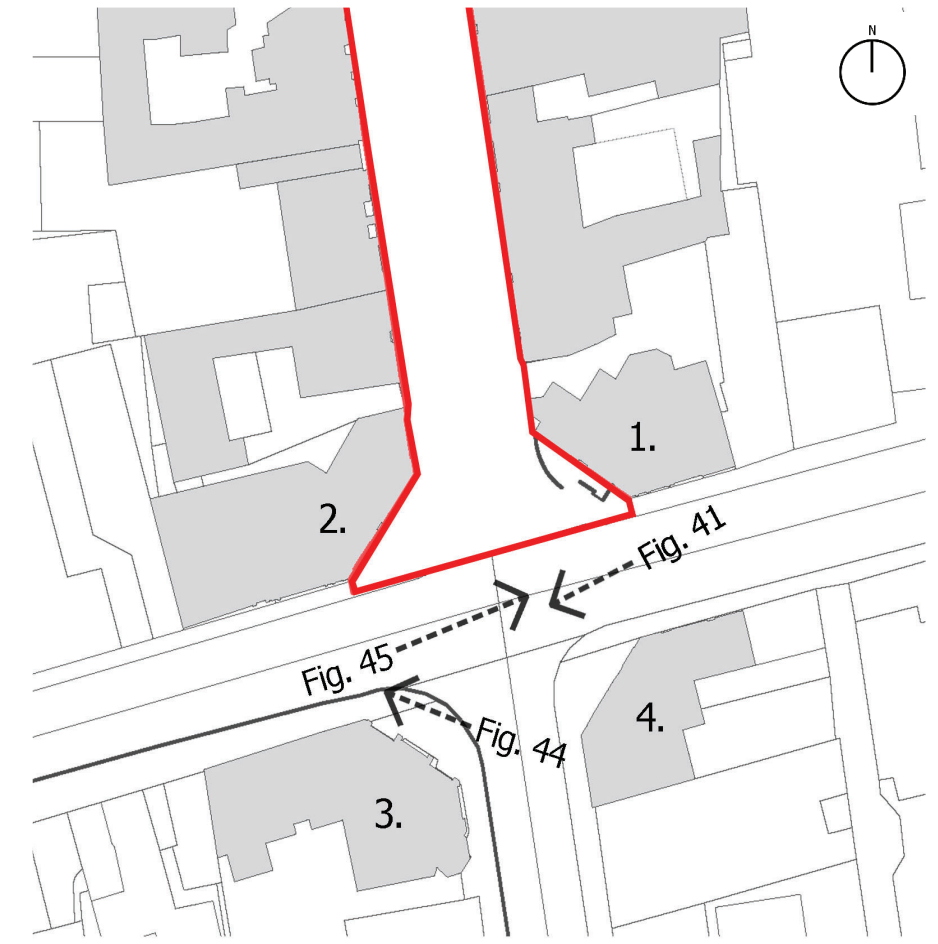


Fig. 42: The Diamond- Key Map

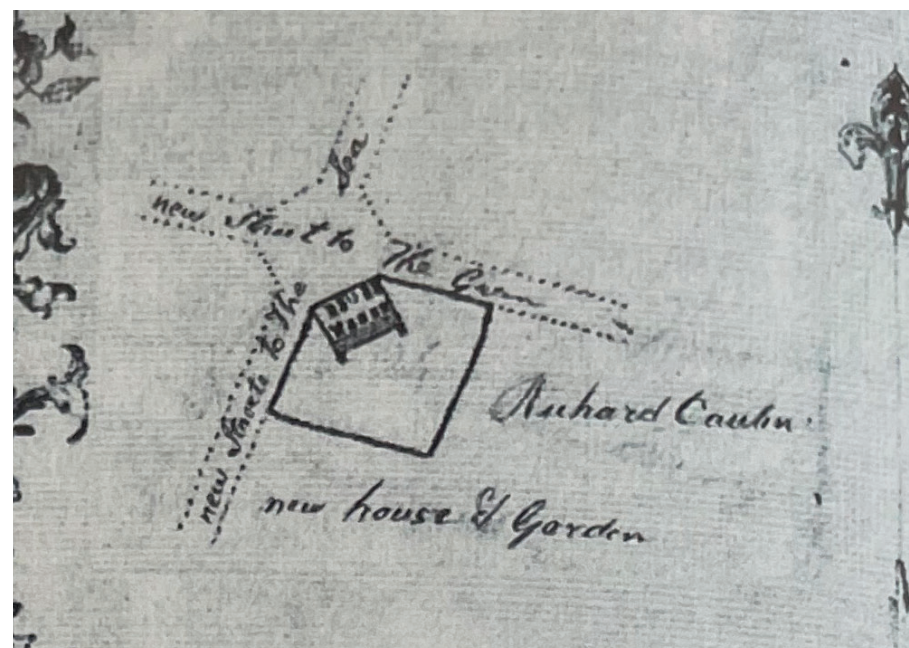


Fig. 43: The Diamond with RIC Barracks to LHS of image - Early 1900



Fig. 44: View of The Diamond from West with RIC Barracks on the left - Early 1900



Fig. 45: View B - From The Diamond facing east towards The Grand Hotel

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enclosing a piece of land. Building No. 1 (currently Ulster Bank) has the last example of these railings. These railings can be seen in fig.46 & later in fig.48.

Corner Blocks 1 & 2 are the existing structures which were constructed to form the original Diamond square.

Building No. 3 housed the RIC barracks, which can be located on the 1908 25 Inch OSI Map on page 21. The station seems to have relocated to the centre of town as it can be found on Old Street on the 25 Inch Ordnance Survey Map 1869 on page 22 of this report. The RIC Barracks on The Diamond was burned down in 1922, by the I.R.A as a retaliation to a Black and Tan attack on Balbriggan in 1920. (fig. 47).

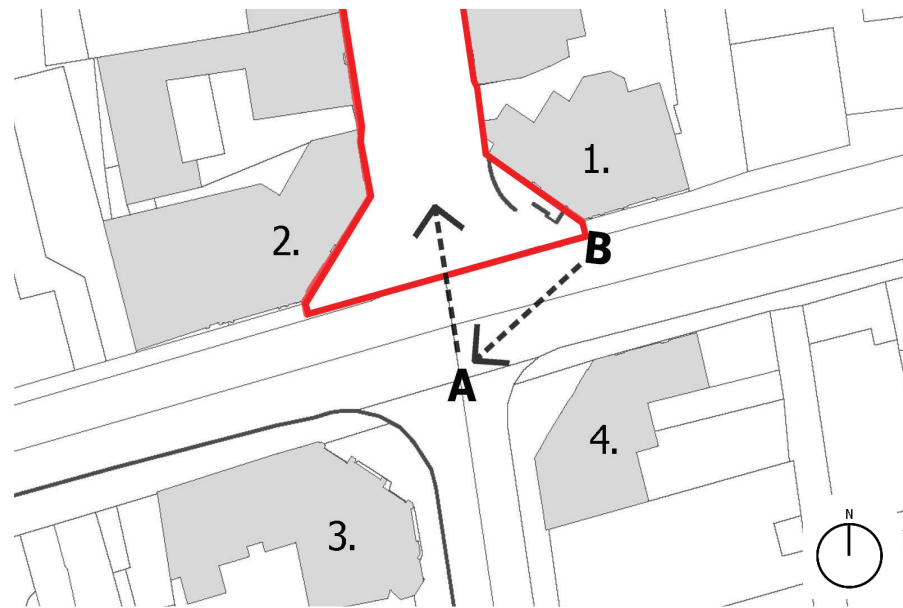


Fig. 46: View A from the Diamond facing north towards New Street - 1940s



Fig. 47: View B: The Diamond with RIC Barracks sacked - Early 1922



Fig. 48: View A from the Diamond facing north towards New Street - 2021

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Block 3 & 4 have been rebuilt to imitate the previous facade features seen in the early 19th century structures. Block 4 can be seen in its previous form in fig. 49, and later in its current imitative design in fig. 50.

Once again, the black railings which can be seen in front of Block 3 & 4 in fig.49, have been removed as these structures were rebuilt. These former enclosed garden areas have been given back to the public realm as the use of these buildings has changed from residential to commercial. The restaurant occupying Block 4 currently uses this area for outdoor furniture. Similar to New Street, the historic granite kerbing is still in situ, marking the threshold between pedestrian and vehicular activity at The Diamond and southwards onto Church Road.

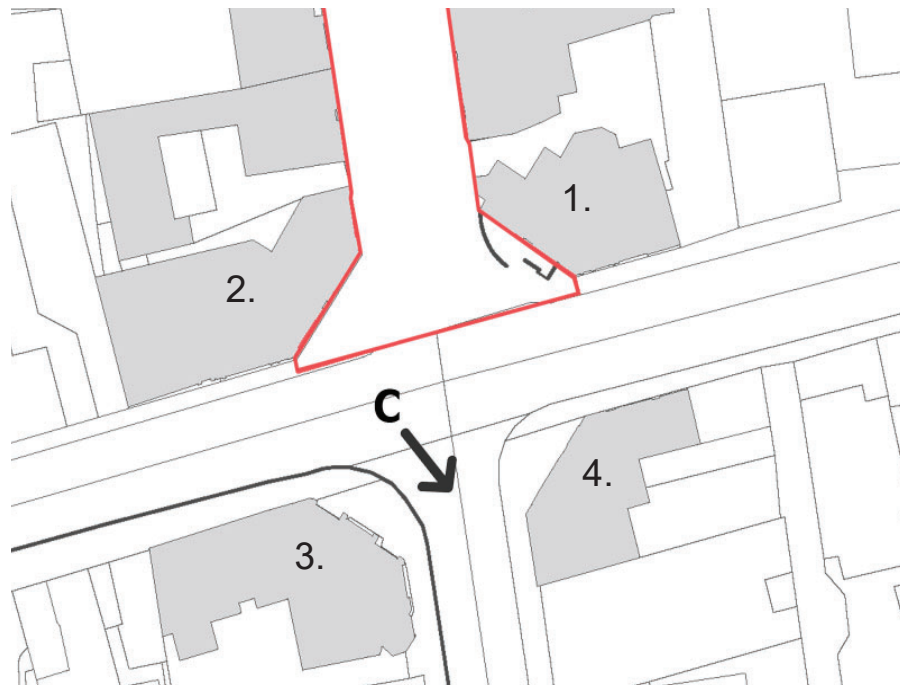


Fig. 49: View C from the Diamond facing south towards Church Street - 1920s



Fig. 50: View C from the Diamond facing south towards Church Street - 2021

6

Buildings Inventories

Building Numbering System

For consistency and ease of identification in this report and across all of the documents, a numbering system, has been implemented on New Street. Each individual building received a number regardless of its occupancy/use for commercial or residential purposes. (fig.52). A photographic study and point cloud survey have been completed and can be viewed in Appendix A & B of this report.



Fig. 51: Building 1

No. 1 The Diamond - Ulster Bank, Sale e Pepe Restaurant

The building forms part of the original Diamond development at the centre of Malahide in the early 19th century. By an indenture dated 1792, the Talbot family granted James Crawford of Seafield, twenty - four perches with a "House and Garden in the new street in the Town of Malahide" for a term of seventy-one years at a "Rent of Five pounds thirteen shillings and nine pence". This would appear to be the first of four houses that stood facing each other to form The Diamond. (Greene 2012).

The building has rendered walls and natural slate roofs, a chimney was positioned over the apex of both gables of the north-western building however this has been removed from the building. Raised quoins on the corners lend architectural formality to the buildings. A section of railing survives outside the building which is now occupied by a bank. This marks the boundary of the earlier curved front garden, which existed historically on all four sides of The Diamond.

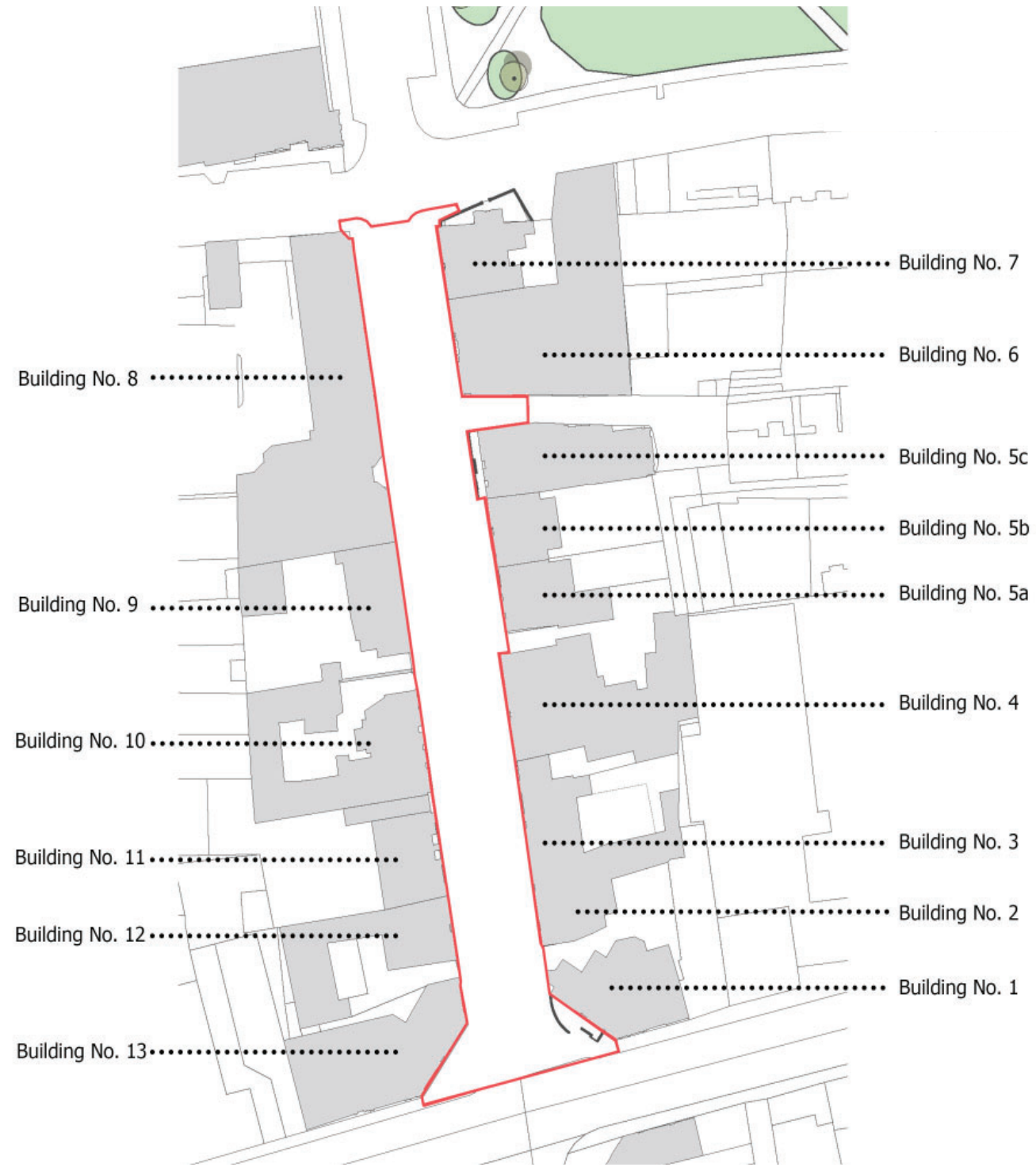


Fig. 52: Key Map





Fig. 53 Building 2



Fig. 54: Building 3



Fig. 55: Building 4



No. 2 O'Farrell Deere

Single-storey commercial building, possibly retaining some fabric from early-nineteenth century building shown on first edition O.S. map. Fibre cement tiled roof.

Building 3: 2 no. Residential & Off License

Terrace comprising three-bay two-storey double-fronted house (to south, right hand side) and six-bay two-storey building with wide carriage arch and (modern) shopfront. These buildings date from the early-nineteenth century and were almost certainly constructed as a pair. The central doors, elliptical fanlights, natural slate roofs, and Georgian window proportions make a significant contribution to the character of New Street.

No. 4 - Gibneys Pub

Six-bay two-storey nineteenth century building, with early-twentieth century shopfront. This public house has a long-standing presence on New Street. The front door with elliptical fanlight, slate roof and timber sash windows, together with the later stucco additions (quoins, mouldings to the front door) and shop front all make a significant contribution to the streetscape and character of the ACA. Blue natural slate tiles to roof.

The Gibney family purchased the property in 1937. When the family arrived they were greeted with a very basic, 'spit and sawdust' pub with an apple garden and piggery to the rear. (Gibney Website). The property has a history of hospitality. In 1937, and for many years beforehand, the Malahide pub had been known as the Abercom Tavern - the name which had been adopted by Henry Barton Cooke on the 6th of June 1890 when he acquired the pub from James O'Hara and the ground landlord, Richard Hogan Baron Talbot De Malahide. Henry Cooke was the nominal owner, however the premises appears to have been administered by his daughter Alice until the sale to the Gibneys.

It was through Colonel Richard Talbot, that the pub first came to prominence in the 1740's as the famous golden Lion Inn'. At this time, Colonel Talbot granted permission for an inn to be constructed on his lands near the Village Green, which was known locally to accommodate the visiting Circuses and strolling players who spread their tents there.





Fig. 56 No. 5 - New Street



Fig. 57: No. 6 - New Street



Fig. 58: No. 7 - New Street



**No. 5a - Ladbrokes, Roseland.
No. 5b - Doyle's Seafood, Aileens Hair & Beauty.
No. 5c - Il Sorisso, Gilbert & Wright**

This terrace of three two-storey 3-bay double-fronted houses was constructed in the early-nineteenth century. The front facades are set back from the primary building line and the removal of their historic front gardens (visible on the earlier historic maps, (fig.22)) has created a widening of the footpath. The former houses are now primarily in commercial use, with shopfronts added during the twentieth century. The removal of render to expose the underlying stone rubble on Building 5c is visually incongruous. The natural slate roofs, surviving chimney stacks, central front doors with elliptical fanlights, and Georgian window proportions, are important contributors to the character of New Street.

No. 6 - Donnybrook Fair

Five-bay two-storey late-twentieth century building of limited architectural significance. The current use as a busy food store adds to the vibrancy and foot fall on the east side of New Street.

From 1976 - 1986, The property also included No. 1 - 4 Dispensary Lane, then owned The Bissett Family. A hardware store occupied the plot from the mid 1960s owned by the Bissett Family. This closed in 2015, with the plot to the rear of the dwelling re-developed into a convenience store/cafe.

No. 7 - Residential Dwelling

The large four bay corner house (fig. 58) at the intersection with The Strand has an elliptical - headed door opening and timber sashes, simply ornamented with eaves brackets and corner quoins. From researching The Valuation Records available we can track the usage and occupancy of this building can be traced from 1855 onwards. The roof covering is fibre cement tiling.

Lord Talbot was the immediate lessor of the building, with a Miss Jane Taylor occupying the 'house and garden' until early 1900s, where Margaret Seaver converted part of the property to a 'shop & yard'.

The occupancy continued to change on a regular basis as did the recorded building use. From 1902 - 1947, the property now held a 'shop, off license, motor garage, yard and the inclusion of 16 The Strand, to the rear of the property.





Fig. 59: No. 8 - New Street



Fig. 60: No. 9 - New Street



No. 8 - New Street Mall

Two-storey multi-bay late-twentieth century commercial terrace with ground floor shop units and mixed use first floor and attic level. This modern building encloses the west side of New Street, with the shop units consolidating the established retail character of New Street.



No. 9 - Residential Dwelling

Two-storey five-bay mid-terrace house, dating from the first half of the nineteenth century. The dashed render to the front facade dates from the early-twentieth century. Still in residential use, the central front door with fanlight, Georgian-proportioned window openings, wrought iron railings, pitched slate roof and chimney stacks contribute to the character of New Street. The roof covering is fibre cement tiling.

The attached two-bay 2-storey structure to the south, with twentieth century shopfront and white-painted render, appears to be contemporaneous.





Fig. 61 : No. 10 - New



Fig. 62: No. 11 - New Street



Fig. 63: No. 12 - New Street



No. 10 - Drums, Orchid Restaurant & Al Fresco Restaurant

This six-bay two-storey terrace of three buildings was constructed in the early-nineteenth century, with shopfronts introduced during the twentieth century. Two of these shopfronts - Drums (to the north) and Orchid Restaurant (centre) - incorporate early-twentieth century turned joinery details of high quality. The window openings at first floor level and pitched slate roof contribute to the character of the streetscape. A laneway to the north of the terrace leads to a small yard with a two-storey gabled carriage house, incorporating unusual (possibly relocated) historic features, visible from the street.

No. 11 - Public House

Two-storey commercial building, with former residential accommodation on upper floor. The interior may incorporate fabric from an earlier (nineteenth century) building on the site. The central tripartite sash window with gabled roof is an interesting feature. The shopfronts are modern but well-proportioned.

No. 12 - Dispensary Building

This red brick building has considerable presence and is an important landmark at the south end of New Street. Its use of red brick with profiled red brick details adds to the richness and diversity of the streetscape. The building has flat-arched window openings, with surviving timber sash windows, a fibre cement tiled roof, red brick chimneys and cast iron rainwater goods.





Fig. 64: No. 13 - The Diamond



No. 13 - Dial-a-Cab, Bouchon Jewellers

The building forms part of the original Diamond development at the centre of Malahide in the early 19th century. This structure is included on the National Inventory of Architectural Heritage. Reg no. 11344046. (fig. 46)

It has retained its original sash fenestration to first floor level. The ground floor has been remodeled extensively during the 1970s with a pair of aluminum shop fronts fitted. The roof is typical of buildings within Malahide's ACA from this era. It is a double pitched, natural slate covered unit with concrete ridge tiles. The walls are roughcast, painted with raised nap rendered corner quoins. (NIAH 2022).

The original openings to first floor level are square headed with stone cills with 2/2 sash timber windows fitted.



Fig. 65 New Street Aerial Photo

7

National Inventory of Architectural Heritage
Records

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National Inventory of Architectural Heritage Records

1. On New Street, one structure/monument is listed on the National Inventory of Architectural Heritage. Freestanding cast-iron gas lamp standard, c.1900, comprising chamfered square pedestal with foliated shaft, decorative double lamp fitting above. The light fixture has since been removed and replaced with a modern LED unit. Based on information provided by Fingal Co. Co. This lamp standard is not original to its location nor does it carry any historic significance.



Fig. 66: Image NIAH record on file for the lamp standard.

2. Corner-sited end-of-terrace five-bay two-storey former house, c.1835, retaining original fenestration to first floor. Single-bay single-storey extension to east c.1890. Ground floor remodelled c.1975 with pair of aluminum shopfronts. Unit is current vacant. Date (1820 - 1850). (Fig. 67).



Fig. 67: Image NIAH record on file for the property.

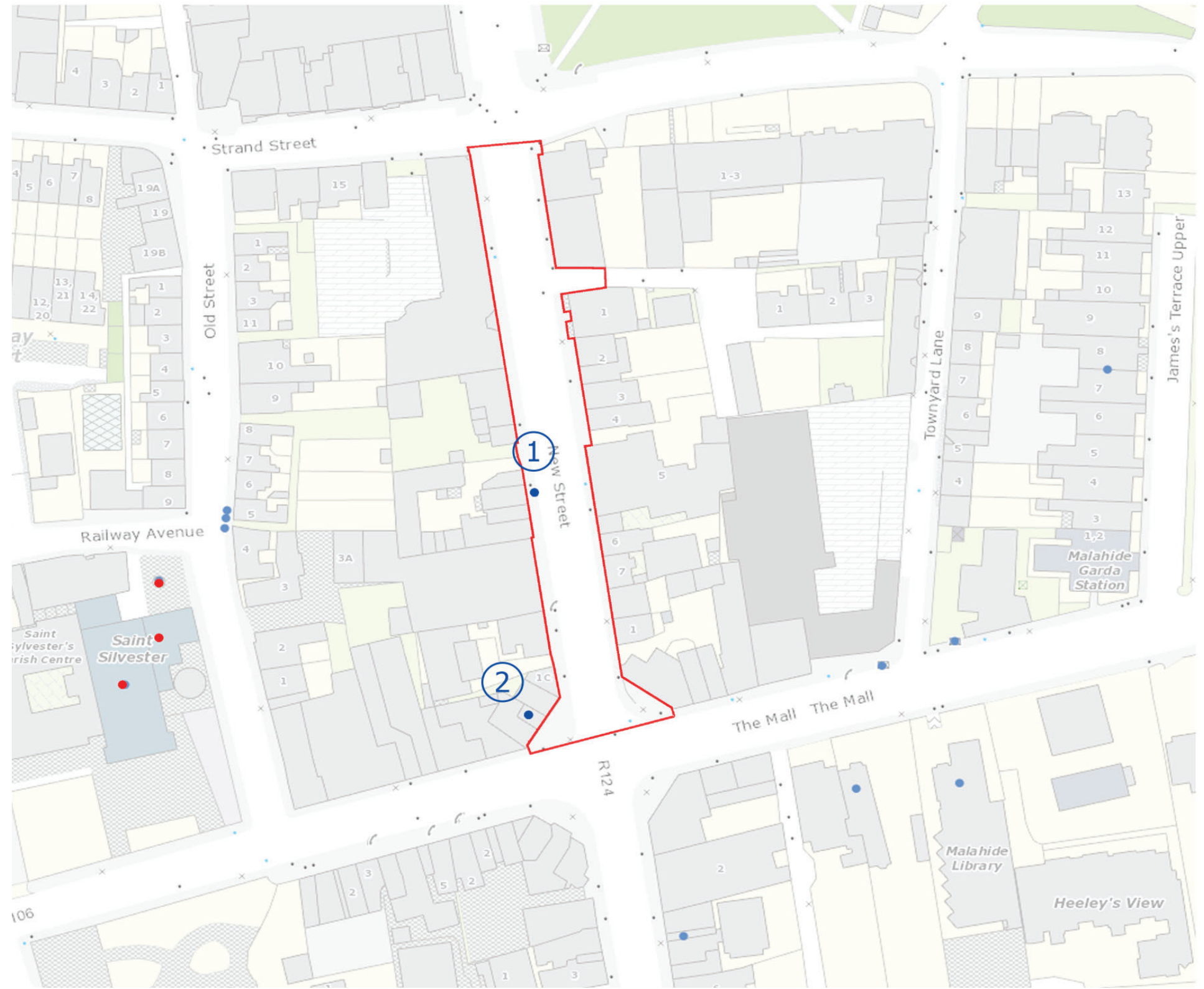


Fig. 68: NIAH Monument Locations



Fig. 69: New Street - 1987 - Photo ref: Evening



Fig. 70: New Street - 2017 - Note Lamp Standard



Fig. 71: Lamp Standard

NIAH Reg. No 11344035

NIAH records for monuments present on New Street includes, reg no. 11344035, a street lamp which can be viewed in Fig. 71. This was described as a 'Freestanding cast-iron gas lamp standard, c.1900, comprising chamfered square pedestal with foliated shaft, decorative double lamp fitting above.' Dated 1890 - 1910.

As evident from historical photos and from information provided by Fingal Co. Co. these decorative units were installed in the mid 1990s, by the Chamber of Commerce at different locations in Malahide Village. These units were possibly relocated from elsewhere. Due to high levels of corrosion and high winds from Storm Ophelia in 2017, the top of the lamp standard fell and struck a pedestrian. This led to a health and safety risk to the public and the top portion of these units were removed and fitted with a L.E.D fixture to improve lux levels onto the street (Fig. 72).

An image from The Evening Herald from 1987 also re-affirms this, as no lamp standard is present on New Street at this time. See Fig. 69.

This lamp standard was replaced in 2019 with the unit seen in Fig. 73 & 74.



Fig. 72: New Street - 2019 - Note Lamp Standard in Place with LED fixture.



Fig. 73: New Street - 2022 - Note New Lamp Standard in Place



Fig. 74: New Street - 2022 - Note New Lamp Standard in Place

8

Description of Proposed Works

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Description of Proposed Works

A Design Rationale Report has been prepared by DFLA. This document explains in detail the aspects of design proposed for New Street's public realm improvements at a pedestrianised New Street.

The design principles help to generate a strategy for the public realm at New Street, which was formulated in conjunction with FCC and the design team in order to integrate the existing site context, architecture, improved circulation and accessibility, traffic, civil engineering, lighting, archaeological and ecological considerations with the overarching public realm design and the key objectives of the brief. These include:

- Provision of a high-quality urban environment which enhances the 'sense of place' on the street and respects the context as part of Malahide's Historic Core Architectural Conservation Area;
- Consider accessibility and safety for people of all ages and abilities;
- Find a balance between existing and possible future proposed uses along the street in a way which is attractive to visitors and locals alike;
- Innovate, taking into account principles of sustainability and resilient public spaces;
- Ensure access for local residents, deliveries, fire tender, emergencies and refuse collection;
- Provide opportunities for resting and socialising to increase dwell time, while at the same time taking into consideration overall functionality;
- Provide a biodiverse environment where possible, with trees and planting as well as incorporating sustainable drainage solutions.

New Street is a key node within Malahide's town centre. The public realm improvements increase the area provided for civic amenity along the thoroughfare and improve pedestrian priority and accessibility for the public. It creates new opportunities for visitors and passers-by to engage and enjoy the space by increasing the width of the footpath on either side of the street. The eastern side remains sunny for the majority of the day, therefore an asymmetric layout is proposed, taking full advantage of the orientation. Large trees are proposed to 'book-end' the street and signify threshold, tying the public realm into its surrounding context. Areas of planting are proposed as the main organisational device, incorporating sustainable urban drainage (SuDS) and increasing biodiversity on site. Opportunities for seating, art and informal play installations are proposed to be located in between the areas of soft landscape. Some areas of planting are also proposed to be introduced to act as buffer zones between public use and existing residential buildings, creating defensible space in front of the dwellings. Clearly marked zones for outdoor dining are proposed to be organised in linear strips on both sides of the narrowed central carriageway.



Fig. 75: Artist impression of New Street public realm, facing north towards Strand Street



Fig. 76: Artist impression of New Street public realm, facing south towards The Diamond



Fig. 77: Proposed Site Plan

9

Statement of Significance

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Statement of Significance

The layout and morphology of New Street and The Diamond, to its immediate south, were an integral part of the realignment of the centre of Malahide undertaken by the Talbot Family at the start of the nineteenth century and are of considerable architectural, historical, and social interest. This early-nineteenth century planned town centre provides tangible evidence of the important role of the Talbot Family in the evolution and growth of the town. Many of the two-storey terraced buildings that face onto The Diamond and New Street date from the early-nineteenth century and are contemporaneous with the construction of the planned town centre. The survival of these buildings, with their Georgian-proportioned window opening (some with surviving sash windows), front doors with well-crafted fanlights, slate roofs and chimney stacks helps to define the character and sense of place of the Malahide Historic Core Architectural Conservation Area.

The transition of New Street from a predominantly residential street to a vibrant retail street took place gradually over the course of the twentieth century. The terraced streetscape incorporates high quality early-twentieth century shopfronts with well-crafted joinery, which are of significance in their own right and add to the character and sense of place within the ACA. The embellishment of a number of the nineteenth century facades with high-quality early-twentieth dashed render and stucco details, is typical of many Irish towns and adds to the visual interest of the street. The late-twentieth century buildings at the northern end of the street, while not of the same architectural quality as the earlier historic buildings, replicate the terraced streetscape and consolidate the established retail activity along the street.

The growth of retail activity along New Street during the twentieth century led to the incremental loss of historic features that contributed to the streetscape. Earlier railed front gardens along New Street and on the chamfered corners of The Diamond have now been lost. There are no historic lamp standards on the street. The ground floor window railings on some of the buildings provide a visual reminder of the quality and character of the earlier boundary railings. The surviving granite kerb stones along New Street make a strong visual contribution to the quality of the public realm.

New Street embodies a social and cultural significance as a place where generations of Malahide residents go to shop and socialise. The present-day New Street acts as an important pedestrian and visual connection between The Diamond, the historic centre of the town during the nineteenth century, and the Marina and waterfront, which has become a focal point for commercial and recreational activity.



Fig. 78: New Street - circa 1930s

10

Heritage Impact Assessment

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Heritage Impact Assessment

The overarching objectives of the proposed development are very positive for the town centre and will enhance the established character of the ACA. The public realm improvements will facilitate the permanent pedestrianisation of New Street and improve the public realm that supports and consolidate the established retail, restaurant and hospitality uses along the street. This early-nineteenth century street was laid out at a time when motorised transport did not exist. The removal of traffic away from the street has made New Street a safer and more attractive place for visitors and locals to visit and linger.

The historic cut stones (fig. 79) are an important surviving feature of the existing landscaping of New Street. It is proposed that these will be retained in their existing (historic) alignment, with the individual stones re-laid to suit the new pavement levels. The retention of these kerbstones and their incorporation into the new landscaping is a key conservation component of the proposed design.

The selection of new paving materials will be a key decision in the development and finalisation of the new landscaping design. Where new paving stones are proposed, these shall comprise local (Irish) stone – Leinster granite, blue-grey limestone, or a combination of the two. The paving design, as shown on the proposed drawings, adopts unfussy orthogonal coursing using a limited palette of materials. The avoidance of unnecessary pattern or embellishment will be essential to ensure that the new hard landscaping is appropriate to the scale and width of the street, and the sensitive receiving environment of the predominantly early-nineteenth century buildings that front onto New Street. The final paving design shall include curved paving stones to mark the line of the early-nineteenth century curved front gardens on the north-east and north-west corners of The Diamond. It will also be important to ensure that the selected paving materials are durable, easy to clean and resistant to staining from oil and grease. Prior to the finalisation of the selection of materials, evidence shall be provided to Fingal County Council (FCC) of the successful use of those materials in comparable urban locations. Samples of the proposed materials will be presented for review and agreement by the project Grade 1 Conservation Architect at a meeting with the Architectural Conservation Officer (ACO) of FCC.

The introduction of level plateau areas of planting, is a welcome addition with the potential to significantly enhance the sense of place and human scale of New Street. Detailed drawings will be prepared to demonstrate that the work will not adversely impact on nineteenth century stone entrance steps and architecturally significant door surrounds. Where possible, planting beds are proposed in front of buildings that remain in residential use. These locations will not be used for formal outdoor seating. These details are to be agreed with the project Grade 1 Conservation Architect in the first instance and will then be presented to the ACO for review and agreement.

The drawings include examples of proposed benches, planters, and other items of street furniture. The proposed street furniture will adopt a limited palette of materials, with metal surfaces adopting a single uniform colour where possible. The final locations of street furniture will be selected to minimise visual clutter along the street and to avoid physical barriers along the more heavily used footpaths. Pavement access covers will include integral paving. These details are to be agreed with the project Grade 1 Conservation Architect in the first instance and will then be presented to the ACO for review and agreement.

The proposed development includes for designated areas of outdoor seating and dining, which shall be made available to the restaurant, bar and café businesses along the street. Final details of such seating will be subject to review and agreement with the ACO of Fingal County Council. Such seating, tables, and associated furniture (umbrellas, signage) shall be fully demountable and capable of being removed and stored indoors each area. The proposed development does not include for fixed outdoor furniture in these locations. The lighting strategy requires careful consideration and is to be detailed sympathetically in respect to the surrounding historical buildings. Final details of lighting fixtures and placement are subject to review and agreement with the project Grade 1 Conservation Architect.

In summary, the proposed public realm upgrading of New Street represents a change from its current (and historic) configuration of a central carriageway with footpaths on both sides. This change is necessary and appropriate to enhance the setting of the historic buildings and consolidate and support the established retail character of this important street. The recommendations noted above are intended to mitigate and manage the impact of the proposed alterations on the character, fabric and features of the Architectural Conservation Area.



Fig. 79: New Street Existing Kerbing

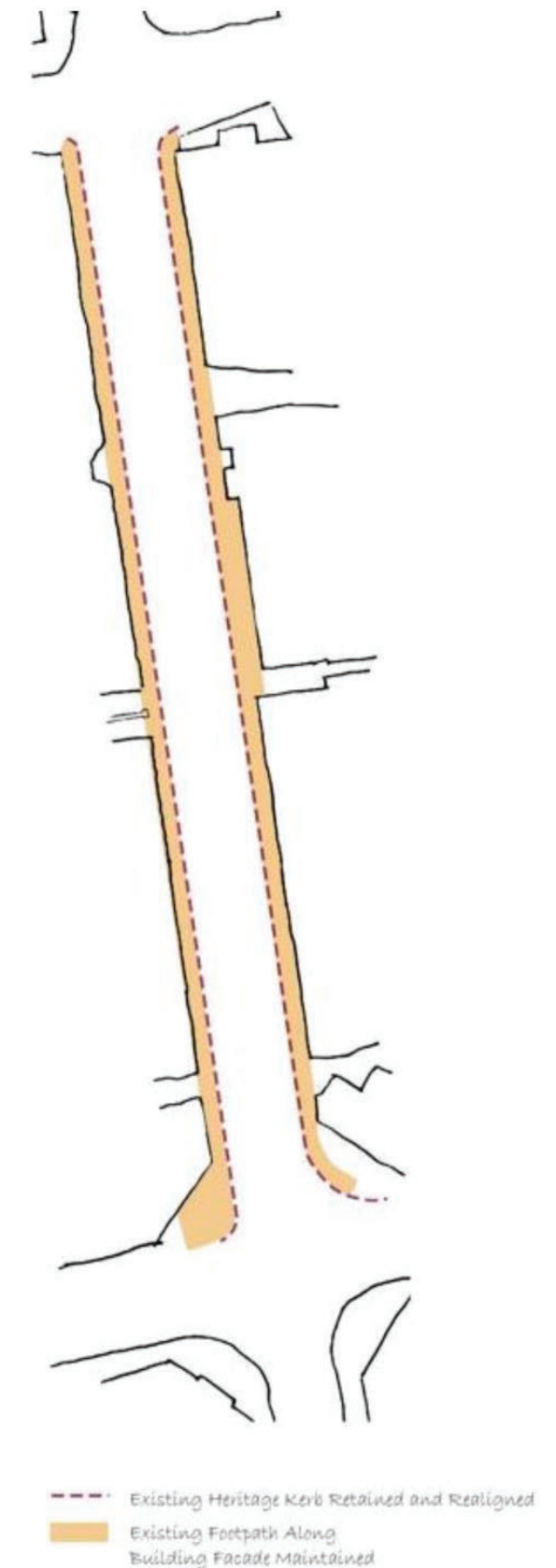


Fig. 80: New Street Existing Kerbing Location

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Mapping Data

1. 1760 John Rocque, Dublin County North East. - Dublin Historic Maps, Boundaries and OSM Miscellany Online.
2. 1816 John Taylor Environs of Dublin Map - Dublin Historic Maps, Boundaries and OSM Miscellany Online.
3. OSI 6 Inch Ordinance Survey Map 1829-43 - The Glucksman Library Trinity College Dublin.
4. 1851 Survey of Town & Lands of Malahide, Co. Dublin. The Estate of the Right Hon. Lord Talbot of Malahide. - Irish Architectural Archive.
5. 1869 OSI Ordinance Survey Map - The Glucksman Library Trinity College Dublin.
6. 1897 - 1913 25 inch OSI Map - GeoHive Map Viewer Online
7. 1940 Ordinance Survey Map - The Glucksman Library Trinity College Dublin.

Imagery

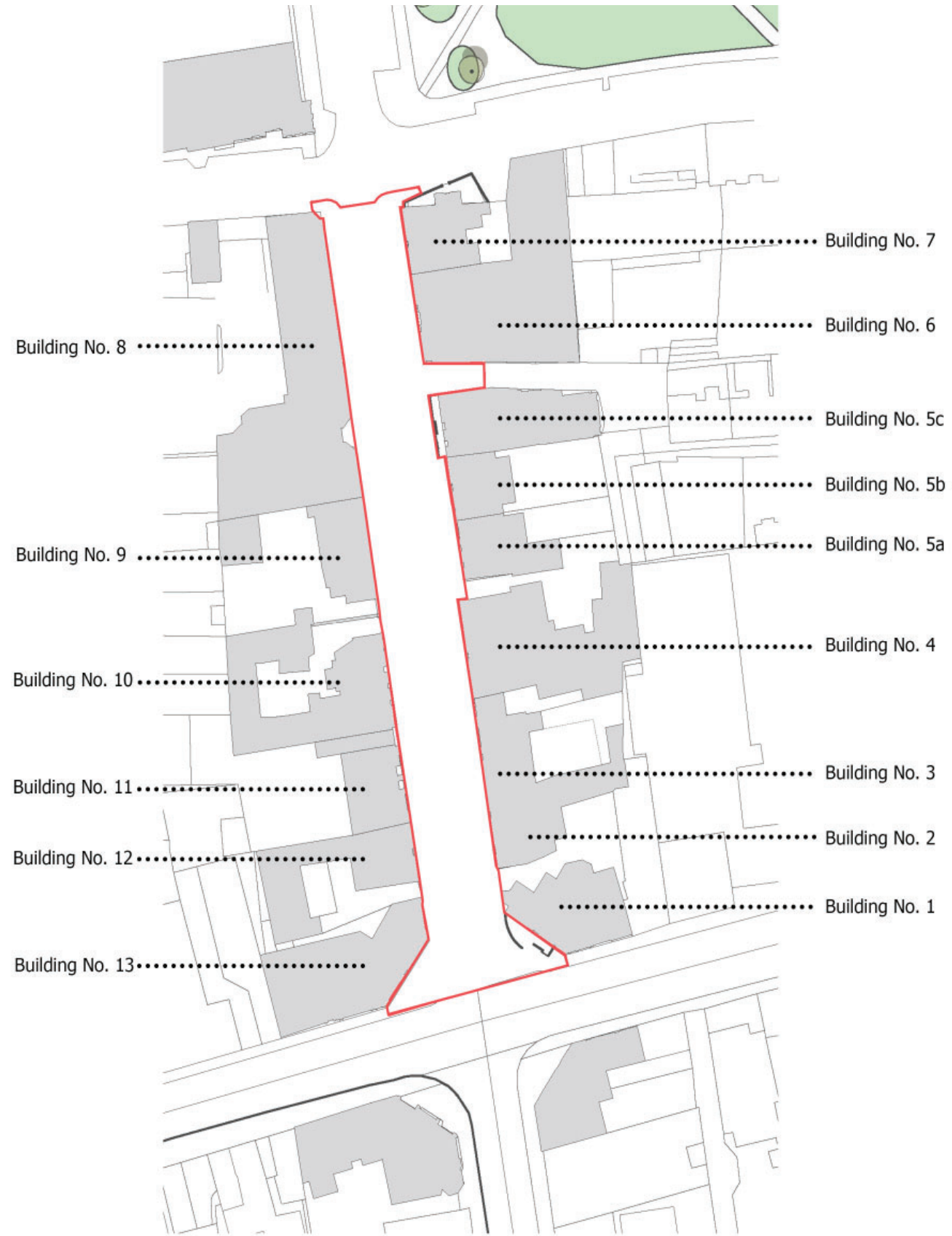
1. National Architectural Archive Ireland
2. Fingal Co. Co. Local Studies Office
3. Malahide Library
4. National Library of Ireland



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Appendix A

Photographic Study - New Street Elevations





Building 1



Building 1



Building 2



Building 3



Building 3



Building 3



Building 4



Building 5



Building 5



Ross Cottages (Laneway), Malahide



Building 6



Building 7



Building 8



Building 8



Building 8



Building 8



Building 9



Building 9



Building 10



Building 10



Building 11



Building 11



Building 12



Building 13



Building 13



Building 13



Ross Cottages



Ross Cottages



Ross Cottages



Ross Cottages



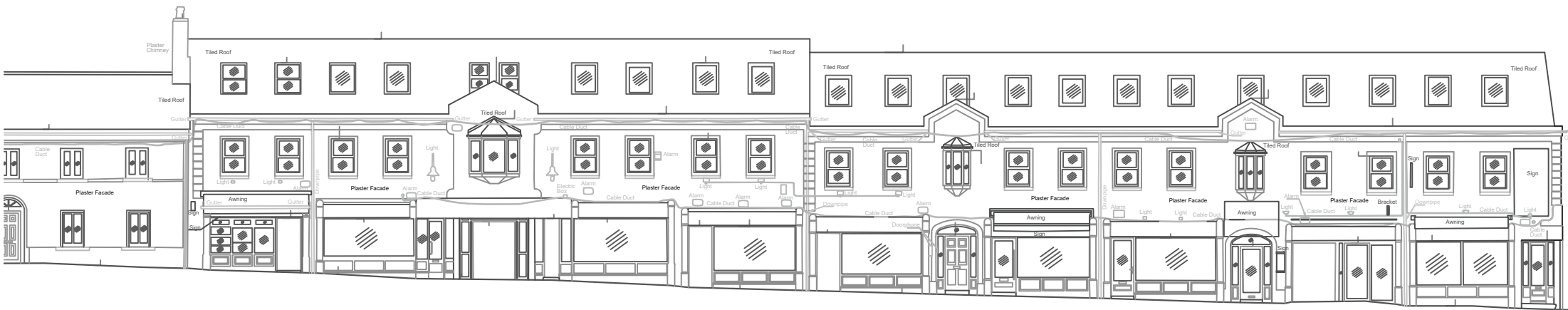
COADY
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Appendix B

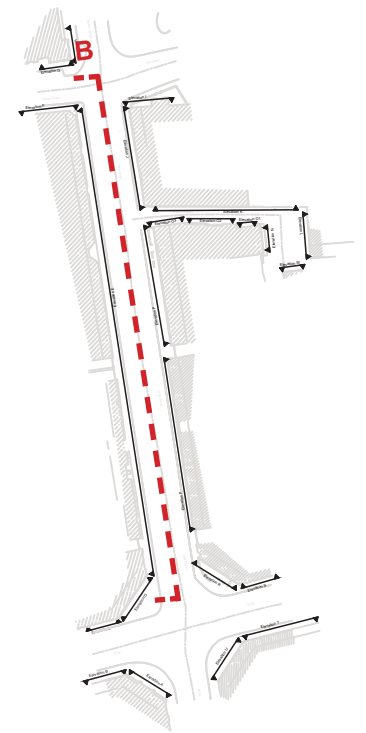
Point Cloud Survey Drawings - New Street & The Diamond



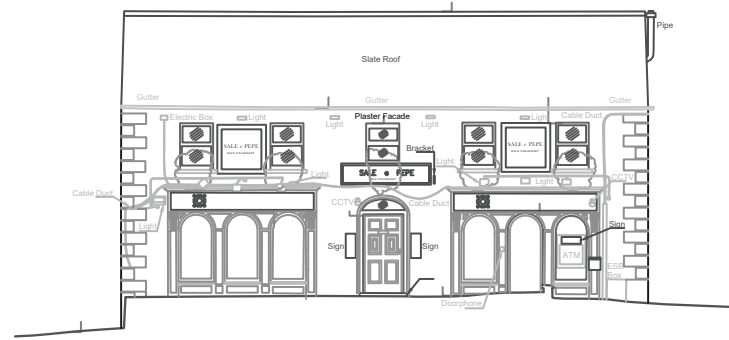
Elevation B - 1:200



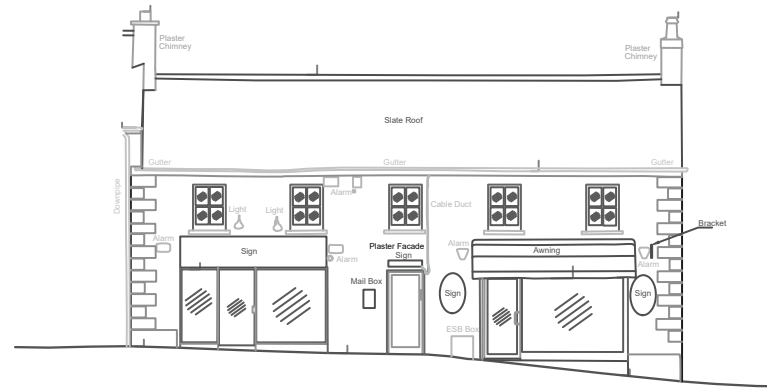
Elevation B - 1:200



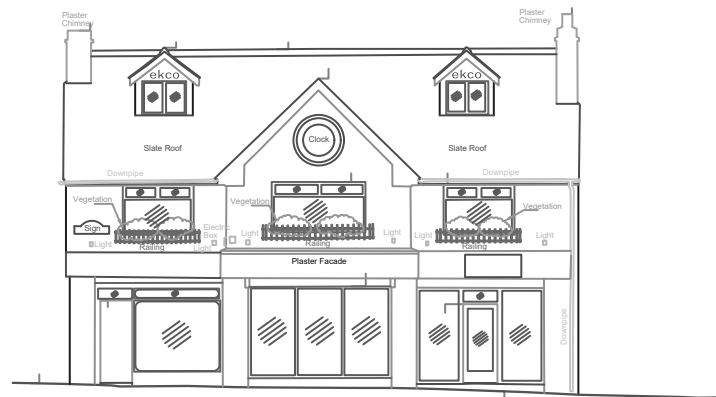
Key Map



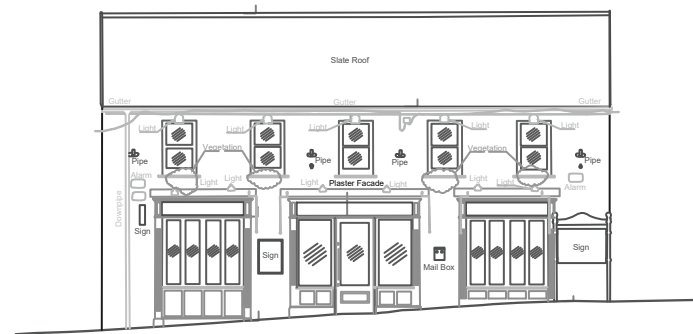
Elevation C - 1:200



Elevation D - 1:200



Elevation E - 1:200



Elevation F - 1:200

