

Monkstown

Architectural Conservation Area

Character Appraisal & Recommendations



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Appendix 1 Map PL-12-290, extract from County Development Plan 2010 – 2016

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1. INTRODUCTION

Dun Laoghaire-Rathdown contains a number of areas, which exhibit a distinct character and unique qualities based on their historic built form and layout. This character is often derived from the cumulative impact of an area's buildings, their setting, landscape and other locally important features developed gradually over time. These areas are an expression of our heritage and our identity and contribute significantly to the quality of our lives. These areas will continue to develop and change but their special character is of great value and worthy of protection.

The Planning and Development Act 2000 (as amended) provides the legislative basis for the protection of such areas by facilitating their designation as Architectural Conservation Areas, or ACAs.

Under Part IV of this ACT, an ACA is defined as a place, area, group of structures or townscape, taking account of building lines and heights, that:

- *is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or,*
- *contributes to the appreciation of protected structures.*

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centered on an individual building, or a terrace of houses and it may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area and provides an element of control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that in the opinion of the Planning Authority would have a material effect on the character of an ACA require planning permission.

Retaining the special character of an area is best achieved by managing and guiding change on a wider scale than the individual structure. Hence, the objective of the ACA designation is to guide change within an area and ensure future development is carried out in a manner sympathetic to its special character.

It should be noted that ACA designation is distinct from designation as a protected structure, although protected structures may be located within an ACA area. Protected structures are subject to separate procedures and requirements under the 2000 Planning and Development Act (as amended).

2. AIM OF STUDY

A number of Conservation Areas were identified in the previous County Development Plan. These have now been assigned 'Candidate Architectural Conservation Area' status under the current Dun Laoghaire Rathdown County Development Plan 2010-2016. Section 11.3.13. Policy AR10: Candidate Architectural Conservation Areas states that:

"A number of Conservation Areas were identified in the previous County Development Plan. The Council is committed to assessing these areas to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas as set out in the Planning and Development Act, 2000 and the Department of the Environment, Heritage and Local Government's "Architectural Heritage Protection Guidelines for Planning Authorities".

Monkstown is mainly a residential area, which enjoys a unique architectural and landscape character that has evolved over the last 200 years, notably the classical terraces interspersed with large villas, set in wooded gardens built mainly in the late Georgian and Victorian periods.

Appendix C of the 2010 – 2016 Dun Laoghaire – Rathdown County Development Plan lists the following Candidate Architectural Conservation Areas within Monkstown:

- Eaton Square
- Belgrave Square
- Brighton Vale
- Longford Terrace
- Monkstown Crescent
- Queen's Park
- Seapoint Avenue
- The Hill

These Candidate Architectural Conservation Areas, which are adjacent to or in close proximity to each other, are considered to have special interest and are to be assessed as one group for inclusion within the proposed Monkstown Architectural Conservation Area. Accordingly it is proposed to re-evaluate the Candidate ACAs in order to determine the extent of additions and/or omissions that might be necessary to reconstitute them as an ACA. It is also proposed to examine the areas adjoining the existing Candidate ACAs to determine if it is necessary to include any areas not presently designated as Candidate ACAs.

The primary aim of this study is to:

- *identify the special character of the proposed Monkstown ACA.*
- *to set out conservation and planning policies which protect its special character and which will guide future development,*

- *to inform owners/occupiers and developers of the type of work that would require planning permission.*

3. Study Area

The study area includes the existing Candidate ACAs listed above and their environs. It lies between Blackrock to the north west and Dun Laoghaire to the south east with the Irish Sea along its eastern boundary. Its natural western edge generally runs along the back garden boundaries of housing along the western side of Monkstown Road.

Existing candidate ACAs are shown with red line hatching on Drawing No. PL-12-290, County Development Plan Maps 2010 – 2016, contained within Appendix 1.

Proposed ACA

The proposed ACA boundary incorporates 8 candidate ACAs, notably Eaton Square, Belgrave Square, Brighton Vale, Longford Terrace, Monkstown Crescent, Queen's Park, Seapoint Avenue and The Hill. The Hill, though detached from the main area is sufficiently connected geographically to be included as a separate character area of the proposed ACA. In addition to the candidate ACAs, Longford Gardens, Longford Place, Montpellier Parade and Monkstown Avenue are entities that make a direct contribution to the character of the area and are considered essential components of the proposed ACA. Their inclusion is therefore recommended. The only recommended omissions are at Queen's Park, where lands containing modern apartment blocks are proposed to be removed; a small portion of land at Grosvenor Terrace where minor boundary realignments are proposed to make more physical sense, and finally a strip of land to the rear of Knox Hall and Goggin's Inn, which contains buildings of no architectural merit.

Areas outside of the candidate ACAs but now proposed for inclusion within the proposed ACA together with areas within the candidate ACAs but now proposed for omission from the proposed ACA are all highlighted on Drawing No. PL-12-291, Map of Proposed ACA Boundary, contained within Appendix 2.

The proposed ACA contains approximately 40 hectares or 97 acres.

4 PROTECTED STRUCTURES, RECORDED MONUMENTS & LAND USE ZONING OBJECTIVES WITHIN THE PROPOSED ACA.

A protected structure is a structure or part of a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is contained in Appendix C, Schedule 1 of the Dún Laoghaire Rathdown County Development Plan 2010-2016.

The inclusion of these structures on the record, affords these structures protection under the Planning and Development Act 2000 (as amended). Under this Act, the obligation to preserve a protected structure applies to the structure and any element of that structure which contributes to its special interest.

Record of Protected Structures

Protected Structures contained within the proposed ACA are indicated in solid orange on Drawing No. PL-12-290, County Development Plan Maps 2010 – 2016, contained within Appendix 1. This colouring does not however define the full extent of the protected site. By definition, a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The notion of curtilage is not specifically defined by legislation, but is understood to be the parcel of land immediately associated with that structure, the landscape setting within which the structure stands and which contributes to the structures essential character.

Within the proposed boundary of the Monkstown ACA there are 269 protected structures, which as can be seen from Drawing No. PL-12-290, County Development Plan Maps 2010 – 2016, Appendix 1, constitutes a significant proportion of the overall built environment within the proposed ACA. (See Appendix 3 for a list of protected structures within the proposed ACA).

During the character appraisal a number of structures were identified for possible inclusion in the RPS (Record of Protected Structures). Many of these structures date from development during the 19th Century period and are good examples of their particular architectural style. Following further architectural assessment a decision will be made whether to add these structures to the RPS as part of the County Development Plan review.

Recorded Monuments

The Martello Tower at Brighton Vale is protected under the National Monuments Acts and is included in Schedule 1 (Record of Monuments and Places) of the County Development Plan 2010-2016, (RMP. No. 023-010).

This structure is also defined as a protected structure and is therefore protected under the provisions of both the National Monuments Act and the Planning and Development Act 2000 (as amended).

Land Use Zoning Objectives

The Dun Laoghaire–Rathdown County Development Plan 2010 – 2016 indicates the following land-use zoning objectives within the proposed ACA:

Objective 'A': To protect and / or improve residential amenity. This objective applies to the majority of lands within the proposed ACA.

Objective 'NC': To protect, provide for and / or improve mixed use neighbourhood centre facilities. There is just one neighbourhood centre zoned area within the proposed ACA. This is Monkstown Village which is centered on the junction of Monkstown Road, Carrickbrennan Road and Monkstown Crescent.

Objective 'F': To preserve and provide for open space with ancillary active recreational amenities. There are five 'F' zoned areas within the proposed ACA. These are Belgrave Square, Eaton Square, Longford Gardens, the area adjacent to the Seapoint Martello Tower at Brighton Vale and Richmond Green (a small linear green area adjacent to Monkstown Village).

The following County Development Plan objectives also apply within the proposed ACA:

- Quality Bus Corridor: There is an objective for a quality bus route along both Carrickbrennan Road and Monkstown Road.
- Local Area Plan: There is an objective to prepare a Local Area Plan for Dun Laoghaire and its environs, which will include the following areas within the proposed ACA: Longford Terrace, Monkstown Crescent, Carrickbrennan Road, Pakenham Road and The Hill.
- To Preserve Views: There is an objective to preserve views out over Dublin Bay from Seapoint Avenue.
- Specific Local Objective 106: There is an objective to improve the Streetscape / Public Realm of Monkstown Village.
- Proposed Sutton to Sandycove Walkway / Cycleway. There is a proposed walkway / cycleway along by the seafront to form part of the proposed Sutton to Sandycove Walkway / Cycleway.
- To Protect and Preserve Trees and Woodlands: There is an objective to protect and preserve trees and woodlands at Belgrave Square.
- Mews Development Acceptable in Principle. Mews development is acceptable in principle along the lane to the rear of Montpelier Parade.

5. HISTORICAL DEVELOPMENT

Early Origins

There is little archaeological evidence of pre-Christian activities in the study area, with no known recorded discovery of ancient artifacts. It is certain that at some time the early Neolithic and Bronze Age populations would have availed of the naturally protected sea inlet with a freshwater source at what is now Old Dun Laoghaire. The gradual evolution of the population from dependence on hunting and gathering to being sustained by agricultural saw the emergence of a cultural organization based on kingships.

Records mention King Laoghaire who became High King of Ireland in 429 AD. He would certainly have taken advantage of the little harbour as a trading base and is said to have built a fortification or "DUN" on the elevated ground nearby. The ruins of this fort are said to have survived until the 1800s, when a Martello tower and Battery was built within the "DUN". Site works at the adjacent de Vesci Tennis courts in 1932 revealed relics that were determined to have come from this early "Celtic" period. The fabled Jugge's Well, known also as Moses' Well, lay below the escarpment at the corner of Pakenham Road. The Martello Tower and Battery were demolished in 1834 to facilitate the construction of the railway.



Carrickbrennan Graveyard

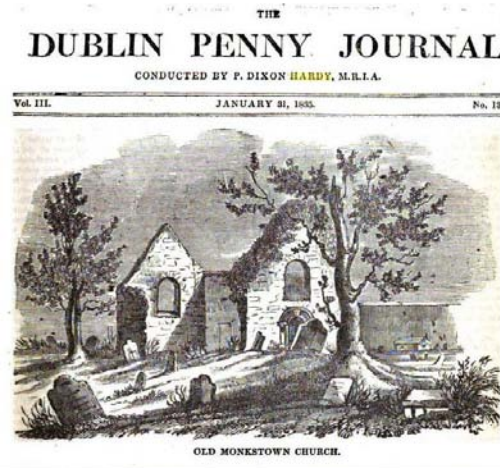
The earliest tangible remains in the study area is the ancient graveyard with monastic remains on Carrickbrennan Road with the castle to its south. C. 800 AD a group of monks from Skerries escaping from the Vikings arrived from the sea with the relic of their patron St Mochanna. They were afforded the protection of the local Celtic chiefs and settled on the high ground next to the Carrickbrennan stream where they existed peaceably for many centuries gradually increasing their holdings to include tillage lands extending from Dalkey to Blackrock.

Medieval Period

The old Celtic name of Carrickbrennan was replaced by Monkstown, probably during the Anglo Norman period sometime after the twelfth century. This is an obvious Anglicization of **Villa Monachorum**, Latin for *Cell of the Monks*.

The Monkstown connection with the Abbey of the Blessed Virgin Mary (commonly St Mary's Abbey), survived the 1169 Anglo Norman invasion that brought new social and political organisation and the imposition of the feudal system on territory subjugated by the invaders. This was a period of much change particularly as the east coast lands were seized by the invaders and redistributed to subjects of the crown. The church had a special position where it held land as equals to the lords of the realm. The Cistercians

appear to have been able to maintain their hold over their territory until the Dissolution, a continuous tenure of over 800 years.



Old Monkstown Church at Carrickbrennan Road

Dublin Penny Journal Jan 31st 1835

Prior to the Cromwellian period, there are records of Monkstown having pleasant walks, well laid out gardens, and land stocked with sheep, cattle and horses.

Tudor Period

The fortunes of Monkstown changed dramatically in 1536 following the first Suppression Act of King Henry VIII that led to the dissolution of the monasteries. In 1546, Sir John Travers who held the office of Master of the Ordnance was granted Monkstown Castle and lands in recognition of his services to the Crown.

John Travers lived in his Castle at Monkstown from 1557 to his death in 1562 and was buried in the Carrickbrennan graveyard. The property then fell to James Eustace, 3rd Viscount Baltinglass through his marriage to Mary Travers (granddaughter). Baltinglass was a rebel and a staunch defender of the Catholic faith. Monkstown castle became a meeting place for conspirators against the Crown and Baltinglass supported the Earl of Desmond in his rebellion of 1580.



View of Monkstown Abbey from South
Beranger, Gabriel 1771 NLI 1958(TX)19

The rebellion was defeated and Baltinglass was forced to flee to Spain where he died in exile in 1585. For a short time after the Desmond rebellion concluded, the castle, confiscated by the crown, was held by Sir Henry Wallop the Treasurer of War and Vice Treasurer of Ireland (1580). After a short period the lands were returned to Mary, widow of Baltinglass, who then, in 1587, married Sir Gerald Aylmer, Chief Justice, another staunch defender of the catholic faith. Mary Travers predeceased her husband on 28 Nov 1610 and was buried in Monkstown. Upon her death the Castle was transferred to her nephew Henry Chevers, the great grandson of John Travers. Upon the death of Henry in 1640, the castle and lands were passed to his son Walter.

During Cromwell's occupation, (1649-1653), Walter Chevers was exiled to Connaught with General Edmund Ludlow, Lieutenant General of the Horse, occupying the castle. However, on the restoration of Charles II to the Monarchy, in 1660, property seized by the Cromwellian forces was re-allocated, and Monkstown Castle was returned to Walter Chevers, who remained there until his death in 1678.



18th Century

By the 18th century a new age of peace and prosperity emerged. Though politically fragile, integration into the British State nonetheless gave Irish merchant classes' access to the wealth of the British Empire.

As the sense of peace became embedded, the population increased and trade developed. The merchants of Dublin acquired the means and the inclination to indulge themselves in lifestyle improvements. They developed a taste for living in bigger and better houses enjoying high amenity Arcadian landscapes. The defensive architecture of the Tower gradually gave way to lavish and palatial houses in planned landscape settings, prompted by the Reformation that was transforming Europe.

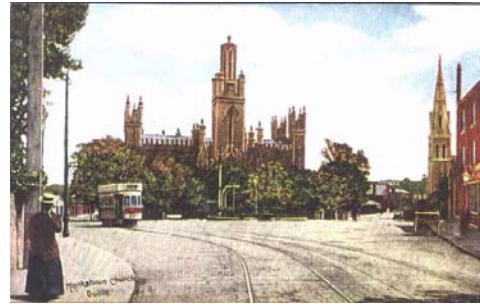
Monkstown became an obvious target for a new settlement enjoying as it did all the attributes necessary to satisfy this expansion. The repeal of the penal laws and the emergence of a burgeoning professional class turned Monkstown into a fashionable suburb of Dublin, a pleasant place by the sea and an obvious target for those wealthy merchants who aspired to the grandeur of such a picturesque setting.

The signs of development became evident with local improvements to accommodate a growing population. St Mochonna's church was restored in 1668 as a protestant church. In 1785 the foundation stone for a new church at Monkstown was laid, and this was subsequently enlarged in 1825 to become the familiar edifice of St. Mary's Church that stands prominently at the south eastern end of Monkstown Road today.



Old St Marys – 1789

From *The Semential and Masonic Journal*, Sept. 1793



New St Marys - 1825

Monkstown Parish Church

The Monkstown Castle estate was finally broken up when purchased by the then Protestant Bishop of Armagh, Michael Boyle, the Lord Chancellor of Ireland. His son, Viscount Blessington enlarged and modernised the Castle, which was subsequently considered the second best residence in south Dublin, containing a chapel, library and saloon, surrounded by glasshouses, ferneries and even an icehouse. To the northwest, James Dennis, Chief Baron of the Exchequer, built Neptune House in 1767.

By the end of the 18th century, the lands were seen as being increasingly more valuable for housing development and the Castle was allowed to fall into decay and cease as a principle dwelling. A new Monkstown Castle was built on an elevated site further to the west.

With the marriage of the daughters of Viscount Blessington into the De Vesci and Pakenham families, there commenced a development phase with the further subdivision of the Monkstown lands and the creation of leases that are to this day owned by them.

The construction of the new parish church in 1789 is tangible evidence of a burgeoning population augmented by an influx of new residents. The church grounds also accommodated a schoolhouse that occupies the same footprint as the present school.

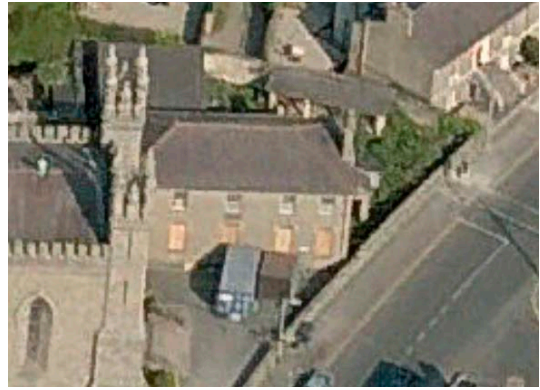


MONKSTOWN CASTLE.
Co. of DUBLIN.

(*Excursions through Ireland* by Thomas Kitson Cromwell, Published, 1820 Original from Oxford University Press; Digitized 2007 Google Book)

Activities revolving around the church and school created a focal point that attracted social activities and the development of a small village centre.

The construction of dwellings on plots adjacent to the roads leading to the village followed soon after. This new housing, representing the earliest investments in suburban development by the merchant classes, commenced at each end of Monkstown Road, initially with nothing in



Monkstown Parish School

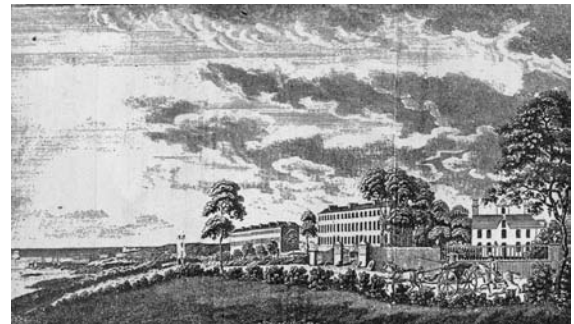
between. These dwellings would certainly represent the earliest investments in the new movement of suburban development by the merchant classes.

Two significant terraces that have origins in the late Georgian Period are located at opposite ends of Monkstown Road. They are **1-16 Monkstown Crescent** and **Montpelier Parade** both built on elevated sites where they would have enjoyed unobscured views of Dublin Bay. Both were subsequently denied their views when further building was placed between them and the sea. **Montpelier Parade** represents one of the earliest examples of multi-storied Georgian terraced dwellings in the area, built on the grounds of an earlier Montpelier House.

Some of the larger houses, which were built on individual plots on either side of Monkstown Road would have been commenced at or around the turn of the century and as such represent an important architectural character group.



Montpelier Villa,
1852 survey



Montpelier Parade
The Hibernian Magazine 1802

The years leading to the 19th century saw many notable additional new dwellings established. Samuel Lewis, in 1837, in his *“Topographical Dictionary of Ireland”* notes that:

“The scenery is beautifully diversified, and the neighbourhood thickly studded with handsome seats and pleasing villas, most of which command fine views of the bay and the adjacent country.”

19th Century

In the first decade of the 1800's there was a great but unfounded fear that Napoleon would invade Dublin. A series of 22 defences, known as Martello towers were built around Dublin bay, including the one at Seapoint.



Martello Tower at Seapoint

Brocas S. F NLI 2064(TX)40

The subdivision of land for new development continued into the 19th century to meet the desire for gracious living in Arcadian surrounds.

Initially large single dwellings were constructed mainly focused on the lands around the village and along Monkstown Road. New avenues opening up the land between Monkstown Road and the sea were made during this time.

The most significant architectural style emerging from this period is the seafront terrace represented by **Longford Terrace** and **Brighton Terrace** with modest Regency style features. Clifton Terrace and Trafalgar Terrace represent the transition into the Victorian Italianate style.

The 19th century saw the development of further terraced dwellings at **Belgrave Square**, **Trafalgar Terrace** and **Brighton Vale**, with a line of redbrick semi-detached houses on **Belgrave Road** and **Eaton Square** bringing this significant development phase of the Monkstown Lands to an end.

6. PHYSICAL DEVELOPMENT

The development of the physical landscape is invariably recorded on maps. Monkstown is well represented with a series of records starting from the **John Roques Map of 1757**, the estate maps of the **Deans of Christchurch** and the **Dargan Road Improvement Map of 1830** through to the series of **Ordinance Surveys** from 1837 onwards. The following is an analysis of each map starting from the earliest, **Roques 1757**.

John Roques map - 1757



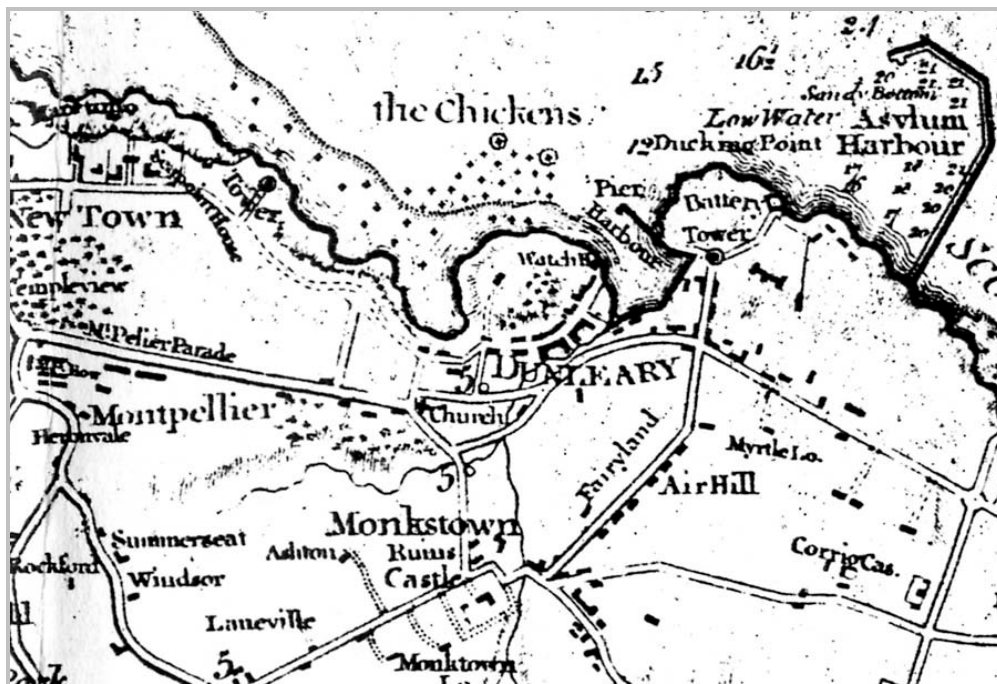
Rocque's map of 1756 shows Monkstown as a place largely unchanged since medieval times. The map shows what appears to be a rough pathway from Newtown through Monkstown to Dunlary. This is confirmed by the 1778 Taylor & Skinner map. Montpelier House is indicated with an avenue of trees that follows the line of the current Monkstown Road.

Taylor and Skinner Map 1778



The Taylor and Skinner map shows Monkstown Road now developed as the main road from Blackrock to Dunleary. It also lists Neptune House.

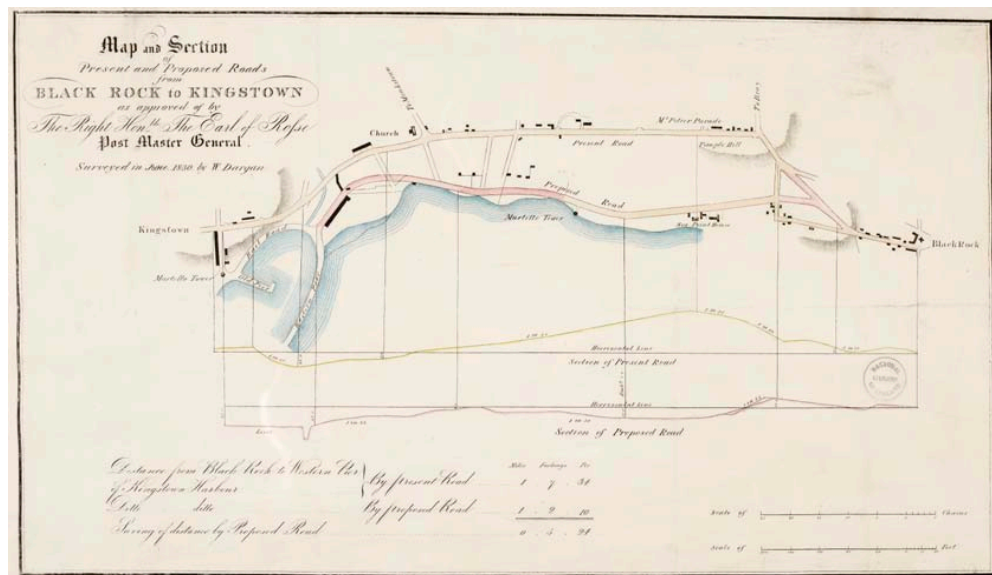
The Taylor Map 1816



The Taylor map of 1816 indicates only notable features such as main roads and the villages at either extremity of the Monkstown lands. Of these, Old Dunleary is indicated as a relatively significant settlement. Also shown are the newly built East Pier, the military defenses added in 1803-5, Seapoint Martello Tower and the Battery and Tower on the site of "Learys" fort overlooking the old harbour. Monkstown Road is a dominating feature with the name Montpellier Parade probably applying to its whole length and implying a certain formality as it focuses on the Monkstown Church at its eastern end. Two transverse roads

appear to coincide with the current Brighton Avenue and Clifton Avenue. Monkstown Castle is noted as being in ruins.

The 1830's brought a number of significant developments. A proposal to complete the coast road to the plan of the notable engineer William Dargan was published in 1830. This work does not appear to have been completed by the time of the 1827 survey. However, 1834 brought the Dublin/Kingstown (Dun Laoghaire) railway, a development that had the most profound and lasting effects on the area. Dublin's wealthy now had a readily accessible alternative to the inner city areas of St Stephen's Green, or Fitzwilliam Square, with a country lifestyle away from the squalor and un-sanitary conditions of the city.



Dargan
 Survey of
 1830

First Edition Ordinance Survey Map - 1837

Whereas the Roques and Taylor maps can only be relied upon to give an approximate indication of conditions at the time of surveys, the 1837 Ordinance Survey (OS) first edition maps provided an exceptionally accurate view of the local landscape as it existed at that time. These maps and their successors are therefore given precedence over other records.

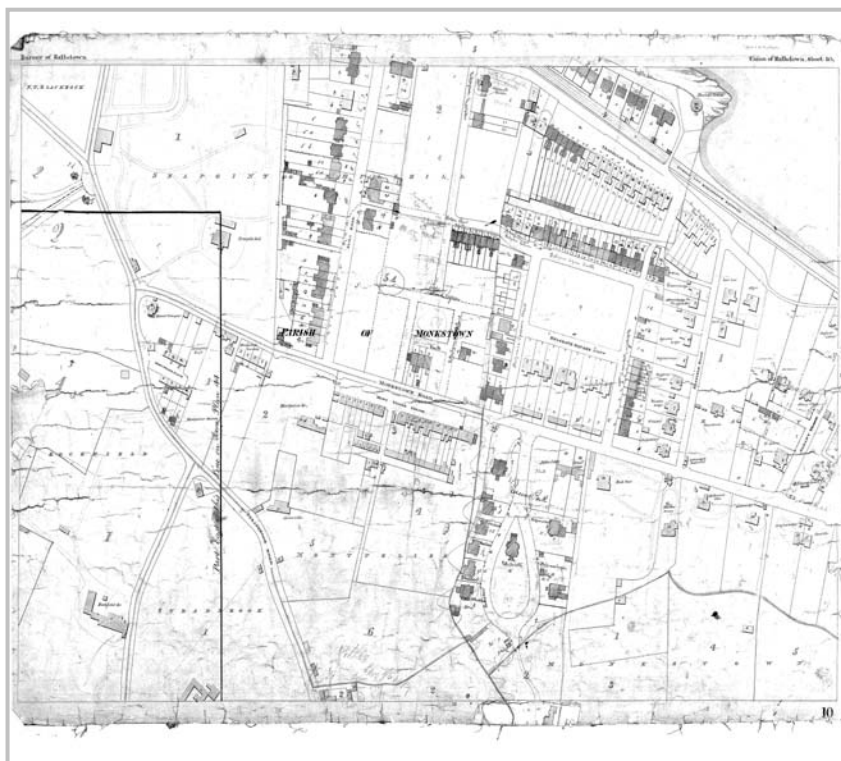
The first wave of construction in the study site commenced early in the second half of the 18th century, undoubtedly inspired by the high amenity value of the rugged and picturesque coastline with magnificent views over the Irish Sea. This stage of development was augmented by improved transportation infrastructure, in particular the new railway that opened up access to the wealthy merchant classes now emerging from Dublin City, looking for lifestyle improvements.

This map shows much of Monkstown developed as we know it today, with Longford Terrace West, The Crescent, and all the avenues between Monkstown Road and Seapoint Avenue completed. What is significant about this map and its predecessors is that Monkstown Road is the main thoroughfare, as Seapoint Avenue and the coast road are not yet in place.



This map demonstrates how the Castle lands in the possession of the Longford and De Vesli estates to the east are extensively developed while the Temple Hill lands to the west are still open fields.

Griffith Survey – 1843-64

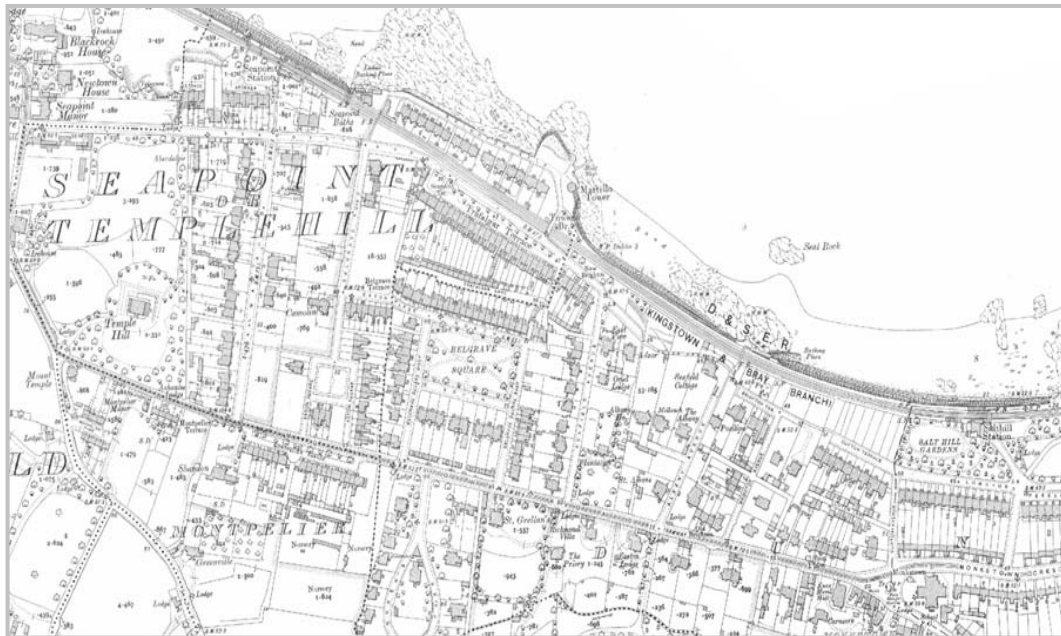


Whereas the road pattern of the eastern end of the parish was established early in the 19th century, the period between the 1837 and the 1897 surveys saw the Monkstown landscape

experience its most dramatic changes. The road pattern that we have today and the grand terraces that typify the Monkstown character were completed. The Dun Laoghaire to Dublin railway made the area even more accessible and thereby facilitated further development. The Griffith Survey maps of 1843-64 illustrate the formation of the new enclosed squares constructed on the empty fields at the western end of the parish. The 1897 Ordinance Survey demonstrates the result of a century of intensive development that has changed little since.

Ordinance Survey Map - 1897

It is clearly evident from the 1897 OS Map that a substantial building period took place over the previous 50-60 years. This surge of development established the architectural character that defines present day Monkstown. Rather than examine these dwellings in isolation it is now proposed to examine the contribution these dwellings make collectively to the character of the area.



7. Architectural Overview

As mentioned earlier, the substantive development period for Monkstown was the 100 years between 1800 and 1900. Prior to this, the majority of activity was centred on Monkstown Castle until the political climate changed, the need for defensive dwellings lessened, and the old settlement became redundant. The re-siting of the parish church nearer the coast became the focal point for a new population and subsequent new developments. The high amenity values of the coastal strip were the catalyst for changing the landscape from open pasture to a mature urban settlement.

But probably the single most significant change came at the end of the 18th century, with the transfer of ownership of most of the Monkstown lands into the Pakenham and De Vesey families. The asset value of the lands was appreciated by the new owners, and they assiduously set about subdividing the land for housing development.

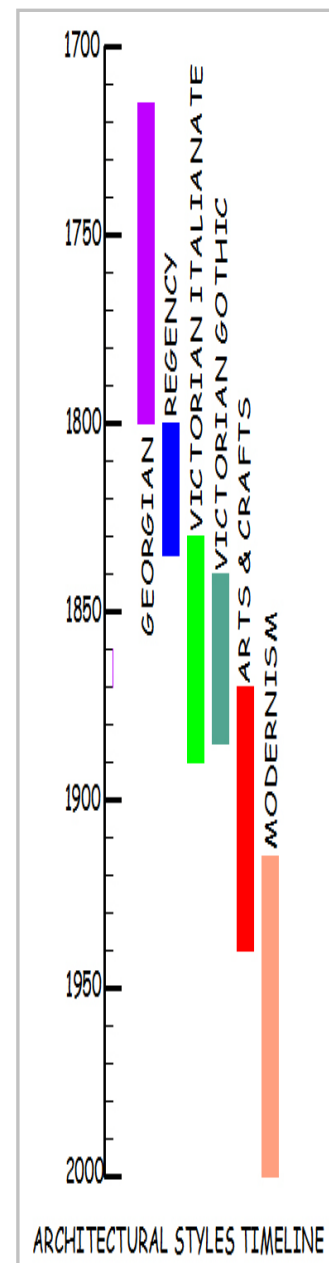
Today, the predominant characteristic of the proposed ACA as seen from the public realm, is being a place of contrasts. A busy commercial village, a waterfront with expansive vistas and quiet residential roads and squares, with one busy thoroughfare through the middle.

Building Typologies

The buildings that are contained within the ACA display differences in scale, execution of styles and materials, and many terraces display subtle differences. There is no one prominent or principle building typology within the ACA, this occurrence can be explained by the historical development of the area, influenced by the random nature of the site selection and partitioning of the available landholdings. It was this distribution that was a determinant of both the architectural and landscape character and the spatial quality of the public realm.

The earliest dwellings within the ACA were those associated with the major land owners, notably Temple Hill and Montpelier House.

The character of the area is very much a 19th Century residential suburb of Dublin. The houses comprise mainly of detached and semi-detached properties with significant groups of terraced houses throughout. Many of which have associated out-buildings and mews dwellings (the latter have evolved into the present domestic mews lane developments). There are some exceptions, notably gate lodges which guard the entrances to a number of the larger houses.



It is often common to find the larger detached houses contained within high boundary walls and screened with soft landscaping, making them less visible from the public realm. The plentiful supply of land at the time would have assisted this type of development.

Groups of terraced buildings began to be constructed when landowners became more adept at developing their land. The two-bay two-storey over basement rendered terraced house is the predominant type, of which there are a number of sub-categories, including three-storey versions and the villa-style terraces of single-storey over basement houses with split-level returns. Montpelier Parade built by developer Molesworth Greene is amongst the earliest example. Longford Terrace is the most notable.



Montpelier Parade



Longford Terrace

Mews lane development has evolved as a diversification where the carriage houses of the terraces were separated from their original holding. There are a number of distinctive Mews Lanes including **Trafalgar Lane**, **Clifden Lane** and **Seafield Mews**. The conversion of the carriage houses to the rear of Longford Terrace has facilitated a broad range of commercial activities and given a sustainable critical mass to the village centre at Monkstown Crescent.

Building Styles

The proposed Monkstown ACA contains a visually rich mix of architectural styles within its boundary, ranging from Georgian through to the Regency period, and into the Victorian Gothic-Revival era, all of which vary in scale, height, massing and use of materials. This eclectic mix of building styles contributes to the diverse and distinctive built character of Monkstown. The above timeline gives a snapshot of the architectural style's evident within Monkstown. These allow us to trace its development in more detail and assist us in finally defining the character areas.

The late-**Georgian** period saw Monkstown begin to be developed as a residential area on the outskirts of Dublin City. Buildings of this time display simple proportions and a decorative vocabulary derived from ancient Rome or Greece.

However, the most prolific early development of Monkstown occurred during the **Regency** period. This style is an extension of Georgian but distinctively with painted stucco exteriors and classical embellishments to doors and windows.



From left: Georgian, Regency and Italianate Style of domestic architecture found in the proposed Monkstown ACA.

From 1850 **Italianate** styling became the choice of the urban business class. A style that leant very heavily on the vocabulary of 16th century Italian designers and in particular Venetian architect Andrea Palladio.

By 1885, there was a preference for **High Victorian Gothic Revival** architecture, the culmination of a trend for the revival of medieval building in romantic forms as an alternative to the classicism derived from Greek and Roman cultures.

The **Arts and Crafts Movement** began primarily as a reaction against the eclectic revival of historic styles of the Victorian era and the "soulless" machine-production of the Industrial Revolution.

Modern architecture abandons classical influences and is characterized by simplification of form and creation of ornament from the structure and theme of the building.



From left: Victorian Gothic-Revival, Arts and Crafts and Modern domestic architecture found in the proposed Monkstown ACA.

Building Materials and Prominent Detailing

In general, common materials found within the proposed ACA include natural slates or tiles, stucco-facing, other renders and red brick. This palette of materials contributes to the localized character of each road, with certain combinations of these materials associated with certain roads.

Granite walls:

Granite is the most common building material used throughout the Dun Laoghaire coastal strip owing to the vast amounts of available local material. Most of the older houses, castles, churches and other structures are built with rendered granite rubble walls. The use of ashlar masonry to achieve a planned architectural aesthetic occurs on a number of buildings including both Churches. Elsewhere cut stone is used mainly on window sills and more decorative elements such as gate piers, plinth courses and parapets (the use of granite is illustrated in the photos to the right). Rubble stone walls with brick leveling courses and brick trims around openings are also recurring themes.

Red brick:

Clay brick is a material that has been in use throughout all historic periods being one of the earliest man-made products. It was used extensively in Georgian Ireland, where it was the main facing material on all important streetscapes of that period. However the economics of construction dictated that rubble stone walls constituted the bulk of the underlying structure and brick was reserved for visible locations and other special features. Brick was used sparingly as bedding courses and for trimming openings, or confined to being a supplementary decorative material or for use in the construction of chimney stacks. Only later in the 19th century with the advent of mass production techniques for clay products did the clay brick come into its own to become a significant component of late Victorian period architecture. The most visible example of a brick construction in the study area is the Knox Hall, built in 1903, while Belgrave Square, Eaton Square and The Hill have other fine examples.





Carrickbrennan Road



The Hill

Stucco and Render:

The use of stucco facing is generally limited to buildings pre-dating 1860 with sand-cement renders used latterly. It is not possible to determine the period of the facing through casual observation as many older buildings have been renovated with modern compositions. However there are some examples of the older Villa Style houses where the original render coats are obviously still extant, **Auburn Villas**, unpainted and **Seapoint House**, painted. Render finishes are varied from the plain render finish of the early 19th Century cottages to the pebbledash render of early 20th Century housing on Belgrave Road.

Given the atmospheric conditions associated with a maritime location it was a logical decision to render walls to prevent substantial water ingress. Render was fashionable, a tradition borne out of the Regency Period of the early 19th century.



Auburn Villas



Belgrave Square South



Seapoint House

Chimneys and Roofscape:

The visual richness of the proposed ACA is reinforced by the variation of pitched roof types punctuated by clusters of chimneys that appear throughout the area. The variety of chimney types is considerable and is an important contributor to the landscape character.

They are in either brick or rendered finish generally with some degree of simple ornamentation.



Roofing:

There is a variety of roof finishes within the area, with slate being the dominant material. Many roofs became hidden behind parapets during the Regency period except when viewed from the rear. From the 17th Century onwards, slate was the most commonly used roof covering up to the middle of the 19th Century when the handmade red clay tile, a product of the Arts and Crafts period, was introduced. The 20th Century saw the introduction of the concrete tile and fibrous cement slates with sheet metal and synthetic membrane coverings, which were in favour by the end of that century. While most houses within the proposed ACA retain their natural slate roofs, there are some examples of the use of tiles from the Arts and Crafts period, introducing a splash of colour.



A natural Slate finish covers the majority of the roofs

Windows:

A considerable range and variety of window designs and materials are evident within the area adding to the visual richness of the architectural character of Monkstown. Timber is the most commonly used material and has been used during all phases of development. The progression of improved glazing techniques is quite evident with the smaller paned sash windows of the late Georgian period giving way through a succession of styles to the plate glass solutions of the contemporary architecture of recent times.

The oriel and multi-storey bay window, is a special characteristic widely viewed in Monkstown.



Examples of window types prevalent in Monkstown.

Doors:

The front door is invariably given special treatment with a wide range of door solutions adding to the visual richness of the area. Generally, the more modest entrance doors are found on the terraced dwellings with the more flamboyant entrances on the larger villas. A notable feature of the Monkstown area is the number of doors grouped in pairs.



Examples of door types within Monkstown



Examples of door types within Monkstown

Gates/Ironwork:

Gates and railings are used widely, and range from the modestly detailed to the highly decorative. Used to define the boundaries of the properties they contribute greatly to the built character of the area.



Gardens:

The landscape settings of the larger houses are an important element in the rich mix that expresses the Monkstown character. Many gardens are concealed from public view but others can be seen from the public road and are of particular note.

Non-residential buildings

While Monkstown is predominantly residential, it should be noted that a small number of buildings have an educational and institutional use. These include two churches, a school, meeting halls, clinics and similar types of institutional uses clustered in the village. There is a school on Belgrave Road - Scoil Lorcann, and a cultural institute in Belgrave Square - Comhaltas Ceoltoiri Eireann.

8. CHARACTER APPRAISAL

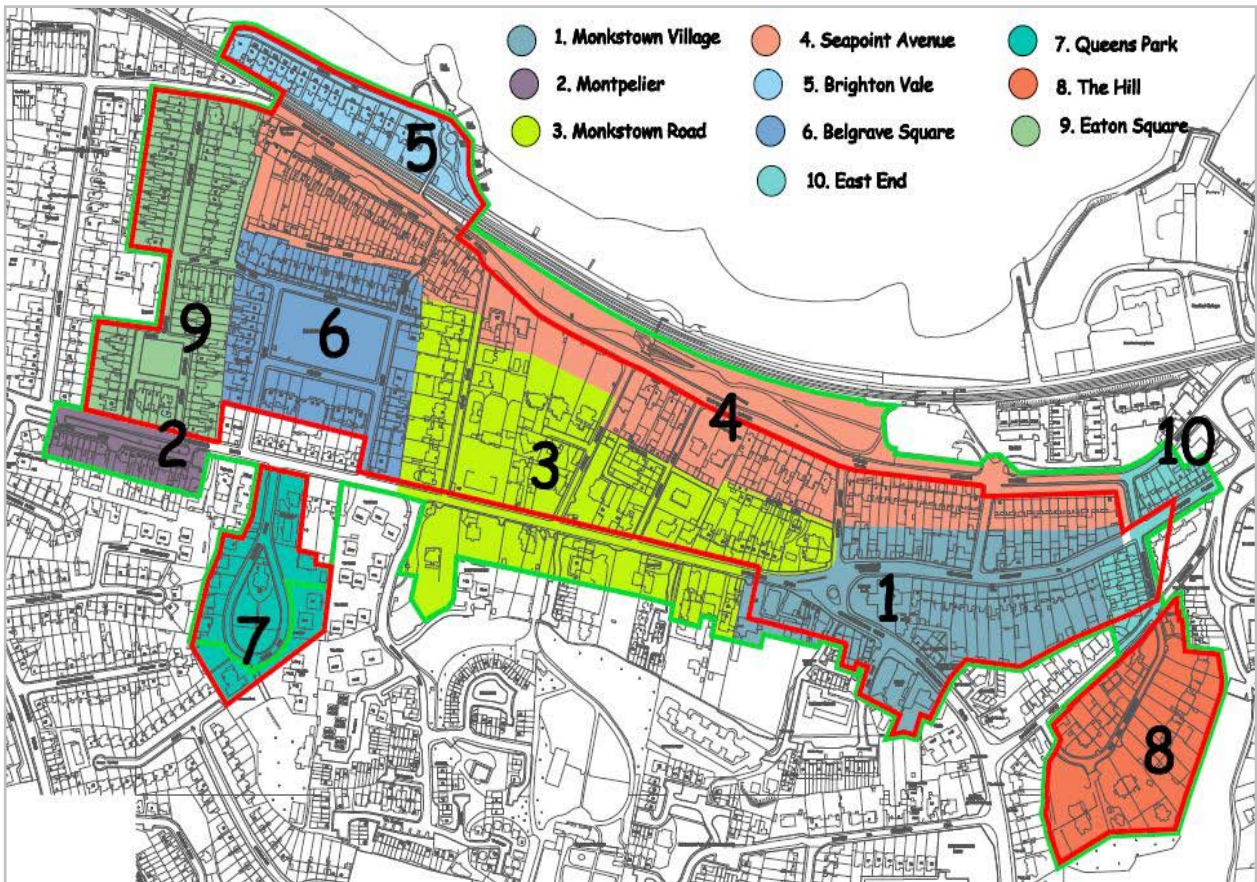
The primary objective of the formation of an ACA is to protect the architecture and landscape character of an area, because, its distinct character and intrinsic qualities based on the historic built form and layout is perceived to be of cultural value. It gives us a detailed knowledge of the physical and social evolution of the area and thereby reveals the character differences, however subtle, and allows us to define separate character areas.

A study of the architectural character helps to identify the prevailing scale, design and materials of the buildings therein.

A significant number of the buildings that make up Monkstown are visible to public view; in particular the 19th century terraces and squares. In contrast, the 18th century parts, mainly flanking Monkstown Road are generally more secluded with individual properties in large wooded gardens surrounded by high stone walls.

Today Monkstown appears at first glance to be a disorganised mixture of architectural styles; however on close examination a number of quite separate and distinct character areas can be seen. The various styles, combinations of materials and decorative motifs that have been used through the years can be segregated into distinctive groups and attached to particular periods, allowing character areas to be readily defined. These character areas are set out in the following Map.

Character Areas within Monkstown ACA



1. Monkstown Village
2. Montpelier Parade
3. Monkstown Road
4. Seapoint Avenue
5. Brighton Vale
6. Belgrave Square
7. Queens Park
8. The Hill
9. Eaton Square
10. The East End (Old Dunleary)

Area 1 - Monkstown Village

Though Monkstown Village is today a busy local service centre with a range of commercial activities, its original formation was based solely on residential uses. After the completion of **St Marys** church in 1785 and school in 1791, the adjacent crossroads became a centre of gravity for new development. The land surrounding the Church site was very attractive for residential development, particularly the elevated ground with spectacular views towards Dublin Bay. It is likely that **1-16 Monkstown Crescent** were amongst the earliest structures to be built. Though called a "crescent" it has no formal geometry and it was in fact a collection of individual enterprises, some terraced, some detached, each with different characteristics. The layout suggests that the site was subdivided into individual leases, though possibly managed by a single developer.

All but No.16 have a simple wide front three-bay plan with main rooms either side of a central hallway. No.16 is a narrow front with entrance to one side. Built as a semi-detached pair, Nos. 4-5 have all the appearances of an early traditional farmhouse, and unlike their neighbours they have simple slate roofs with overhanging eaves and no classical decoration. Nos. 1-3 were also originally built as a separate entity though a later infill piece has now been constructed between No.3 and No.4.



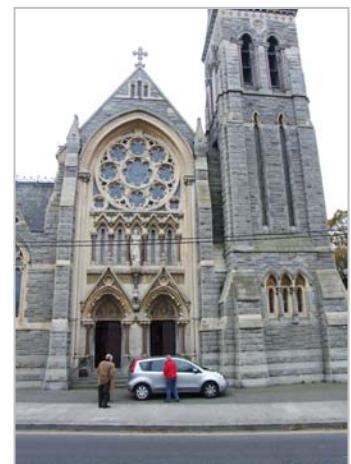
From left: Nos. 1, 5, 12 and 16 The Crescent

Nos. 6-7 are another attached pair. Though probably a single development they differ in detail, No.6 lacking the classical decoration of No.7. The latter probably had a parapet at front eaves level and bay windows added later in the 19th century in keeping with the fashions of the time. Nos. 8-11 all display similar characteristics suggesting a common

origin, while a change in character to a two- storey type occurs at Nos. 12-15, probably in response to a change in ground level.

The Crescent's orientation suggests that they were designed to enjoy the views over the bay, views that were subsequently blocked by the later Longford Terrace. A significant feature of this group, and adopted for later Monkstown villas, was the positioning of the main reception rooms on the upper floor so as to take advantage of the views.

The village developed more as a centre for social activities during the 19th century with the addition of the **St Patrick's** Roman Catholic Church in 1861-66 (Pugin & Ashlin), and a **Quaker Meeting House** in 1832 (George Papworth). A **Fever Hospital** was built on Pakenham Road in 1834. Naturally, this increase in local activities presented commercial opportunities and the establishment of a number of commercial premises during the latter part of the 19th century. George Lane McCormack opened the chemist shop in 1882 that stands unchanged today.



From top right: St Mary's COI Church, St Patrick's Presbytery, St Mary's Schoolhouse and St Patrick's RC Church.

The village remained relatively small up to the latter part of the 20th century when the mews houses to the rear of Longford Terrace acquired commercial uses, extending the village function along the Crescent. This mixture of commercial and residential uses lends the village a unique character, which warrants consideration as a distinct character area.

Area 2 - Montpelier Parade

While Monkstown Village was growing on the east-end of Monkstown Road the Montpelier lands to the opposite-end experienced contemporary building activity. The name Montpelier is attached to the townland and to a house that is noted to have existed there in 1748, probably **Montpelier House** that was subsequently Victorianised and renamed Shandon (demolished in 1950's). Map evidence suggests that there were a number of buildings in this area in the 18th century, probably estate workers' cottages.

Montpelier Parade was built in the late Georgian style, in two three-storey terraces. These terraces, sited at the crest of a slope, facing towards the sea and attached to Monkstown Road create a strong architectural link with the adjacent elements of the study area. This relationship is considered sufficiently compelling for its inclusion in the Monkstown ACA.

Like Monkstown Crescent, this terrace had a single developer but displays the signs of independent ventures on site. Though there appears to have been a conscious effort to impose a sense of formality through its layout in two separate terraces of equal length with a formal central entrance to the mews lane to the rear, the assembly is disjointed with a lack of architectural unity.



East Terrace



West Terrace

Of interest, the plots at either side of the central entrance are both approximately 15 meters wide and the next five plots beyond each are 5.5 meters wide. Next in sequence come two wide plots of approximately 13 meters wide. With regard to the latter two plots a large wide front dwelling was built on the eastern plot while on the west-end the plot is subdivided and given the address No.1 and 1A suggesting a break with the intended symmetry. While no further building was done on the west-end a further three plots of 6 meters width followed by a final 16 meter plot were built on to the East. Whereas plots Nos. 1 to 6 being a set of mirrored pairs of three-storey over-basement display intent on formality, Nos. 33 to 41 do not, 33-35 being three-bay and 37-41 being two-bay. The style of the whole development shows evidence of its Georgian origins with the addition of classical decorations added later in the 18th century as fashion demanded.

Area 3 - Monkstown Road

The logical sequence for successive development phases is to follow the road network that gives access to suitable land. In this instance the presence of Monkstown Road gave easy access to the high amenity lands between it and the sea. New avenues were built perpendicular to the main road and a mixture of detached, semidetached and terraced houses were built such as **Albany House** and **Mill Beech House**.

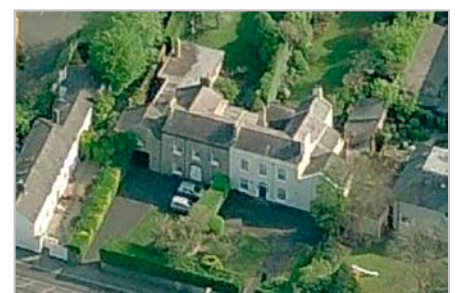
The architecture in this area is typically late Georgian early-Victorian with pitched slated roofs and painted plain rendered external walls. External detailing is generally modest and lacking the classical motifs and colour of later periods. Significantly the buildings do not address the sea unlike the terraces and hence their inclusion as a separate character area.

Of interest are a cluster of dwellings at the south east end of the road, that are probably contemporary with the Crescent, that display features that suggest they constitute some of the earliest constructions on this road. They include **Hillsborough, Marino Lodge and Elm Lodge**.



Left: Albany House and Mill Beech house, designed by Arthur Williamson in 1830 for himself and his brother. Right: Marino Lodge.

Other houses of note on the south side of the Monkstown Road include **Drayton Lodge/Glenville**, **Purbec Lodge/Heathfield** and **Easton Lodge/Beechfield** six large dwellings unusually built in pairs back to back. Next along are two larger detached houses, **Shanahan** (formerly **Richmond Villa**) and **The Priory**. Further along are the semi-detached **Hilton Lodge** and **Belmont**. A significant early dwelling, **Rich View**, c1825, later called St Grellans is now demolished.



From left: The Priory, Drayton Lodge and Hilton Lodge/Belmont.

Area 4 - Seapoint Avenue

Seapoint Avenue did not exist as a through road until the 20th century, though a coastal track probably existed from earlier times. The earliest developments saw a number of detached villas that were accessed from the new avenues built perpendicular to Monkstown Road. There were five of note, from the east a matching pair of three-bay single-storey over-basement villas **Santa Maria** (formerly Brighton Cottage) and **Annesley Cottage** off Brighton Avenue, with **Posilipo** adjacent to the end of Albany Avenue. To the west Seafield Avenue gave access to two larger three-bay two-storey villas, **Eastview** and **Seapoint House**. The name Seapoint House was transferred from an earlier dwelling that was apparently demolished to facilitate the construction of Ardenza Terrace. A dwelling, **Seafield Cottage**, that stood on what is now the public viewing platform overlooking Longford Gardens in front of Albany has long disappeared, certainly demolished to clear the way for the seafront road.

The subsequent shift to the terrace configuration established the strong unique visual presence that we have today. The first serious development of the waterfront commenced with **Clifton Terrace**, that was completed by 1837 followed by **Longford Terrace**, completed in 1842, contemporary with **Brighton Terrace**, **Seapoint Terrace** followed by **Trafalgar Terrace**, the latter built in 1844-55 is attributed to John Skipton Mulvany, an architect who was noted in particular for a number of the first railway stations, including Salthill Station, 1837-41. The appearance of these waterfront buildings was controlled by the landlords with rendered finishes mandatory. All display typical features of the late-Georgian early-Victorian Italianate style. Development between them and the sea was prohibited and the seafront gardens were an integral feature of their settings.

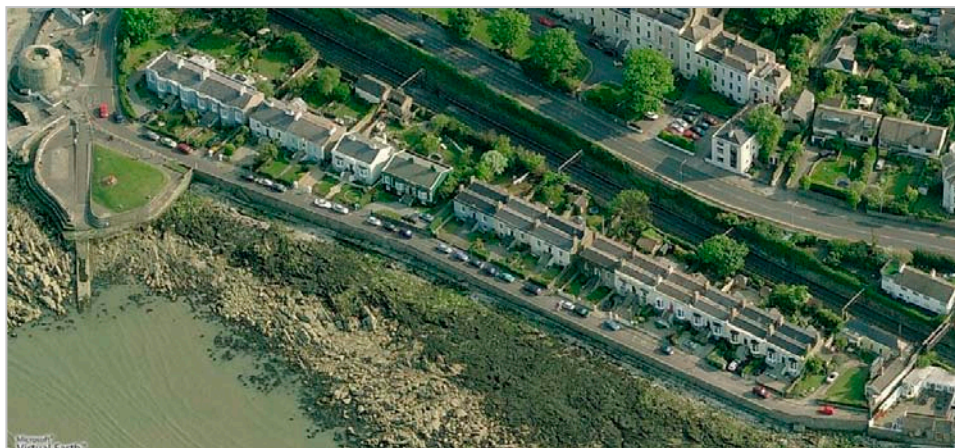


The Terraces. From Left: No.21-22 Longford Terrace, No.1-2 Brighton Terrace, New Brighton Terrace, and Trafalgar Terrace

Longford Gardens lies between the terraces and the sea, and is an essential visual component in establishing this character area. Not previously included in the Conservation Area it is proposed to include it in the ACA. Terminating the gardens to the east is a modern apartment development, standing on the site of the 19th century Salthill Hotel. While the apartments preclude inclusion, elements of the historic boundary treatment of the historic hotel remain in-situ and are included with in the ACA boundary.

Area 5 - Brighton Vale

Brighton Vale was built circa 1846, a mixture of single-storey over-basement, detached, semi-detached and terraced villas attributed to J S Mulvany, who is said to have lived in No.5 himself. Though contemporary to the development of the Seapoint Avenue area, Brighton Vale differs significantly. It fronts directly onto the sea and is separated from the terraces on Seapoint Avenue by the railway line. This physical separation, together with the distinctive building style, unique to the area, justifies its inclusion as a separate character area.



From top: Aerial view of Brighton Vale. Nos. 1, 5 and 15 Brighton Vale.

Nos. 1 & 2 are mirrored, single-storey over-basement, four-bay and semi-detached. The pedimented doorcases are set at the centre of three-bays with tripartite window cases set in curved bays at either side. An outer fourth bay terminates the assembly. Nos. 3 & 4 are each single-storey over-basement and three-bay. Though semi-detached they do not mirror each other. A most

significant feature is the chimney breasts, which in No.3 are set transverse between front and back rooms while in No.4 they are set vertically on gable/crosswall. The doorcases are in the central bay with No.3 flat headed and No.4 pedimented.

No.5 is detached single-storey over-basement and three-bay. The doorcase is in the central bay, square-headed with rectangular overlight with half-hexagon bow windows to the flanking bays. No.6 is detached single-storey over-basement and four-bays. Like Nos. 1 & 2, this dwelling presents a formal arrangement with the doorcase in the centre of three-bays to the right and a fourth outer bay to the left.

Nos. 7 to 9, a terrace of three dwellings that share identical architectural features suggest they were built at the same time. Like their neighbours each are single-storey over-basement and three-bay. The doorcase is in the central bay, square-headed with rectangular overlight. The windows to the flanking bays are four-pane architraved windows with modest bracket under cill.

Nos. 10-15 are all single-storey over-basement, three-bay in terrace configuration. Their facades do not share a uniformity of architectural features, however all have a similar plot width, cross wall configuration and plan shape that suggests they were all components of a single development project but that each had a personalised facade.

No.11 while sharing all the similarities mentioned above including facade proportions and identical gate piers has a highly ornamental facade, that might have been modified at a later date. The remaining four dwellings in the terrace Nos. 12-15 have unique features that suggest they enjoyed a common client/developer. Of particular interest is the oriel windows on the bays flanking the central doorway that has a supporting bracket, which attaches to the basement storey between a pair of slender windows.



Area 6 - Belgrave Square with Eaton Place

The second half of the 19th century saw development of a different character to the preceding architectural format, namely the enclosed square, which was most likely influenced by the highly regarded Georgian Squares built in Dublin City during the previous century. The developers of these Monkstown lands were not only making a statement of grandeur but also using a device of convenience facilitating the easy subdivision and development of building plots. The completed square has a mixture of Victorian styles, both Italianate and ornamental gothic and an attractive green space in the middle, with a grass lawn, shrubs and mature trees.

The development sequence at Belgrave Square commenced in the 1840's with the building of eight large three-bay and three-storeys over-basement terraced houses grouped in a 3-2-3 symmetrical arrangement in Victorian Italianate style. The centre pair is semi-detached two-bay with setback annex bay incorporating entrance. The houses in the flanking groups are terraced with the centre houses slightly advanced with entrance to centre. The end houses are mirror images with opposing entrance doors. Nos. 32-33 are now merged to form the premises of Comhaltas Ceoltoiri Eireann.



Belgrave Square – South Side



The south-side of the Square was completed by 1850, along with Belgrave Lodge, a three-bay, two-storey house over-basement and Belgrave Terrace, a pair of single-storey over-basement semi-detached houses in terrace format on the North side. These were followed by simultaneous building on the other three sides.

In contrast to the houses directly across the square the rest of the north-side is a single development of eighteen two-bay two-storey terrace houses over basements, with rendered walls, and intersected at the east end by Belgrave Terrace. These are arranged in pairs that form mirror images of each other, with the door cases set together at the centre of each pair, except No.1 at west end and Nos. 18-19 at the east end.

A further diversion can be seen at the west-end with four three-bay two-storey over basement single dwellings, Nos. 3-5 and 11, that date from circa 1860, a semi-detached pair set perpendicular to the approach road from Monkstown Road, Nos. 1 and 2, and a terrace of five three-bay two-storey over-basement. In contrast to the rest of the square Nos. 5-10 are in red brick. This terrace dates from circa 1865.



Belgrave Square – North Side



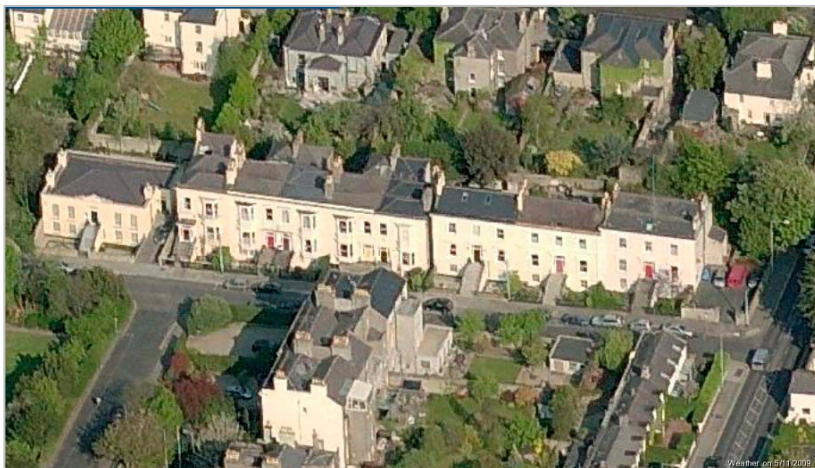
To the east end three sites on the main axis of the square remained undeveloped until two dwellings were constructed late in the 20th century.



Belgrave Square – West Side



The approach road connecting the east side to Monkstown Road has two further sites, the first developed with a terrace of two-bay, two-storey houses over basements, Nos. 21-25, with rendered and painted walls, similar to the houses on the east side described above and similar to those in Clarinda Park, Dun Laoghaire. The second to the south, Nos. 26-28, are three, three-bay, two-storey houses over basements, again with rendered walls.



Belgrave Square – East Side



From Left: Nos. 20a, 23-24 and 28 Belgrave Square

The completion of the terrace to the north-side and five redbrick terraced houses to the west brought 19th century construction to an end by the 1860's.

Eaton Place

The sequence of development suggests that Eaton Place was constructed around the same time as the buildings at the west end of Belgrave Square. A road connection from the square through to the seafront (Belgrave Road) had been established that facilitated the construction of this terrace before the road network



was put in place on the other lands to the west. This terrace of eight two-bay two-storey over-basement dwellings was built in two equal phases in brick continuing the style that originated in the last phase of the adjacent square. Brick became the material of choice for the subsequent development on adjoining lands.

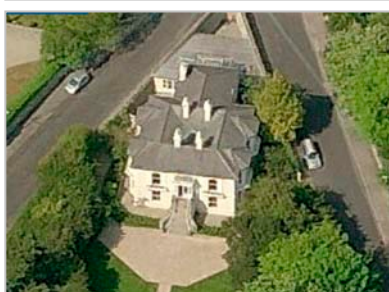
Area 7 – Queen’s Park

Though a relatively small segment of the whole study area, Queen’s Park, due to its separation from the main body of interest by 20th century development is considered here as a separate character area. Queens Park was developed during the 1860’s on land severed from Stradbroom Hall by Alfred Gresham Jones. Jones lived in **Innismann** (formerly Villa Carletta) a large two-storey villa located on the central island formed by the distinctive elliptical road layout.



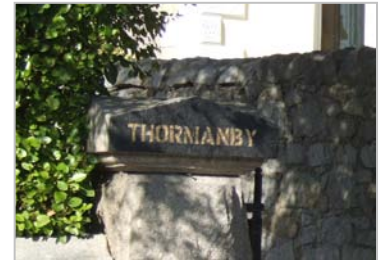
Queens Park – looking west

Building plots radiate around the perimeter of the site with the five dwellings on the west side and Belgrave Hall on the east representing the remaining elements of the original development layout. All these houses are two-storey over-basement, three-bay with hipped slated roofs and painted smooth rendered external walls. The five on the west have the same basic floor plan configuration.



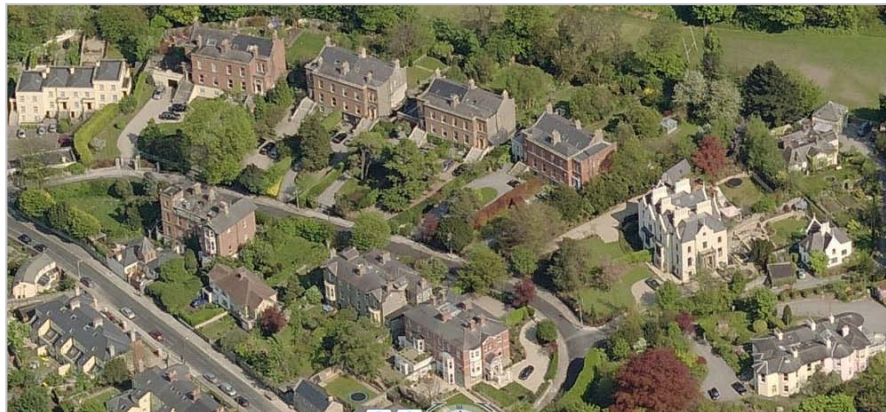
From left: Athelstan, Thormanby Innismann and Belgrave Hall.

Verona that once stood adjacent to the main road entry was demolished to facilitate redevelopment in the late 20th century as was **Belgrave Lodge** to the south of **Belgrave Hall** on the east side of the access road. Pearson mentions another dwelling, **Clonmore**, as having also been demolished though there appears to be no map evidence of it ever having existed. However the tradition of changing names may have led to this confusion.



Area 8 - The Hill

The Hill is sufficiently self-contained to constitute a separate character area. The site of this development was originally a “brick field” on the lands of Monkstown House Farm, the property of Lord Ranelagh. Development commenced around 1840 with the construction of a crescent shaped access road with Tudor Hall and Tudor House a pair of semi-detached early Victorian Tudoresque dwellings at its apex.



The Hill – view from west

To the west of Tudor House is **Uplands** a pair of large single-storey over-basement semi-detached villas that were built shortly after, followed to the east by eight further large two-storey over-basement semi-detached houses, the latter in brick, two-bay with setback entrance bay at top of wide granite steps. These are also in semi-detached format.

The Griffith Survey maps of 1848-1864 demonstrates the development sequence of the site with the east, upper slope side completed and the west down slope side under construction.

The latter comprised a further three larger houses, semi-detached three-bay two-storey over-basement, again all in brick. Of these the pair, **St Annes** and **Woodville** are the most notable, relatively large, semi-detached, two-storey over-basement, designed to read as one large house. St Annes and Woodville were occupied by the Architect William Caldbeck between 1862 and 1872 and their style firmly places their construction in the middle of the 19th century. John Redmill in his appraisal of the house in 2007 says:

The 'style' of the houses is hard to accurately describe. It is certainly not Georgian, Neoclassical, nor Regency. Nor is it Gothic Revival, but instead somewhat Italianate.

Its most significant feature is the square tower at the northeast corner of St Anne's, rising an extra storey as a belvedere crowned with a cast-iron balustrade, and with elaborate entrance door surrounds and projecting timber bay windows to both houses.



From left: Ardvarna, Tudor House, Woodville.

Adjacent to the north-east end of the estate is the site of the old Monkstown Fever Hospital that was established in 1834. This facility commenced shortly before the adjacent housing and was demolished in the late 20th century to accommodate an apartment development.

Area 9 - Eaton Square/Belgrave Road

The last major development of the Monkstown lands took place over an extended period from the end of the 19th century through into the 20th century. The lands at Seapoint to the west of Belgrave Square were owned by the Dockrell family, who were wealthy Dublin city merchants. They laid out the road network on their land and proceeded to sell development sites. The development sequence is quite graphically demonstrated by a succession of Griffith Survey maps from 1848 to 1864 and the Ordinance Survey maps at the turn of 20th century.

The earliest of these four maps shows little on these lands except the road that is to become Belgrave Road exiting Belgrave Square past an isolated Belgrave Terrace. A single dwelling, Clonmell House (now No 1 Rinn na Mara) exists at the junction of what is yet to become Belgrave Road and Seapoint Avenue.



From top left: Griffith Survey 1848 - 1864 and OS 1897-1913

The second map shows a completed Eaton Place with the first houses, Nos. 1-3, on the south side and a single house on the East side of what is to become Eaton Square.



Formerly No.1 now No.11, this is the first house on the east-side of Eaton Square. This house with three-bays, two-storeys over a basement. It is similar in size and proportion to those on the west end of Belgrave Square but displays a pair of full-height, canted bay oriel windows, certainly influenced by the houses to Belgrave North.

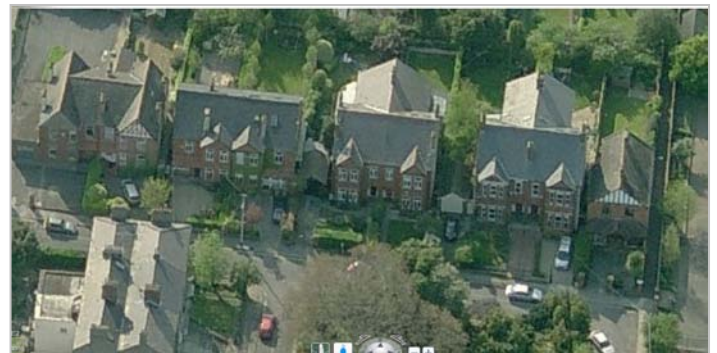
Nos. 1-3, on the south side are large houses, two-bay, three-storey over basements. No.1 has a ground floor oriel window that may have been a later addition. Their construction possibly preceded the houses on Belgrave West and are probably the first example of the departure from the rendered Italianate style towards the brick facades that graced the later Victorian Period.

The third map in the sequence shows a completed Eaton Square East with a series of modest two-bay, two-storey houses; the first in what was to be a succession of two-storey semi-detached dwellings that eventually completed the estate. This map confirms that this site was demand driven as two sites are noted as being “advertised”, presumably for sale without a house.

All houses have similar floor plan configurations and a two-storey gable fronted bay with tri-partite windows, except for Nos. 8-10, a terrace of three whose main roof oversails the bay and has a marginally wider frontage, probably a slightly earlier design type.



Eaton Square East



Eaton Square West

The final development sequence took place at the turn of the century with the completion of the north and west sides with a tripartite upper floor window arrangement enduring as far as Nos. 22-23 on the west side. Little has changed from No.26 onward, other than increased windows sizes, a minor but practical advance. For the mainly two-storied semi-detached dwellings, brick had by now become the favoured construction material for this the late Victorian/Edwardian period. Camolin, the home that the Dockerell family provided for themselves was shown located on a site adjacent to the north of the square opposite the west gable of Eaton Place. This house was subsequently demolished to make way for Scoil Lorcann.



From left: Nos. 8-9, Nos. 6-7
(East-side)
Nos. 22-23, Nos. 26-27
(West-side)

Belgrave Road

By the close of the 19th century the land straddling Belgrave Road was the last portion of land within Monkstown capable of accommodating significant numbers of houses. By the end of the first decade of the 20th century the estate had been completed with a selection of speculative development styles typical of the period, mainly two-storey and semi-detached.



Belgrave Road – west side.

At the north-end of the road are a mixture of types ranging from two terraces of three fully red-brick construction, Nos. 2-6 and 7-11, probably built around 1900 to the semi-detached properties on the east side, Nos. 13-27, that were probably built as late as 1912. They included such features as brick on the ground floor, rough-cast on the first floor, with advanced, rectangular-plan bays with a mixture of full-height semi circular or half-hexagon bows and half-timbered gables. The deep overhang and pantiled porch gives the latter a very slight sense of influence by the Arts and Crafts style. Nos. 8-10 across the road are in the same style and probably the same age.



At the south west end is the only detached dwelling from this period, No. 36, which has an L - plan, two-storeys and four-bays, built originally of red brick in the style of its neighbours but now rendered with rusticated granite lintels still exposed.

From top left: Nos. 4-6, 12-14, 24-26 and No.36 Belgrave Road west.



Belgrave Road – east side.



It has been deemed appropriate to include the Eaton Square/Belgrave Road group as a character group within the proposed Monkstown ACA as they are so closely associated with the other essential components of the area.

Area 10 - The East End

This is a small section standing between Monkstown Village and the old Dunleary that was developed with terraced dwellings forming a separate entity and character area. Longford Place and Grosvenor Terrace were built around 1845 on restricted sites. They had no grand views nor did they face on to public places appropriate to their imposing design. When they were built they faced on to Grosvenor House where wooded gardens would have afforded a modest degree of amenity value (demolished latter part of the 20th century). Their inclusion in the proposed ACA as a separate character area can be justified by their individual architectural value and juxtaposition to the ACA.



From left:
Grosvenor Terrace
and Longford
Place

Summary of the Character of Monkstown ACA

The overriding character of the proposed Monkstown ACA and its visual appeal comes from its physical diversity, a result of centuries of organic growth. Whereas formal building lines were not prescribed, the overriding characteristic of the most visible architecture is the strong lines of the terrace form. The less visible architecture is modest with no expressed rules with regard to plot size, layout or architectural style. This in part, can be explained by the lack of regulation prior to the mid-20th century, which saw a visually appealing architectural range and rich mix of building styles developing. Therein lies its value as an Architectural Conservation Area as defined by the Planning and Development Act 2000.

The aforementioned ten areas are accordingly recommended for inclusion within the proposed Monkstown ACA.

9. Implications for Planning and Development

In general terms there is a requirement under the Planning and Development Act 2000, as amended, to obtain planning permission for all development works, which do not constitute exempted development. The regulations governing exempted development are set out in the Planning and Development Regulations 2001, as amended. These regulations set out the classes of development, which constitute exempted development together with relevant conditions and limitations.

Section 4 of the Planning and Development Act 2000 lists developments, which constitute exempted development, for the purposes of the Act. Section 4(1)(h) is of particular relevance. It states that the following shall be exempted development for the purposes of the Act:

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”

Where a question arises as to what in a particular case is or is not exempted development, any person may, under Section 5(1) of the Planning and Development Act 2000, on payment of the prescribed fee, request in writing from the Planning Authority, a declaration on that question.

Implications of ACA designation

The objective of the ACA is to protect the special character of an area through the careful control and management of change. Section 82(1) of the Planning and Development Act 2000 (as amended) indicates that;

“Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an Architectural Conservation Area shall be exempted development only if those works would not materially affect the character of the area”

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, as outlined above, will no longer apply.

Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, whereas such works may be exempted development elsewhere.

The purpose of this Section of the ACA document is to give detailed direction and guidance on the type of works that do, and do not impact on the character of the ACA and therefore will, or will not require planning permission. The following is not a definitive list of all works, in all circumstances, that require planning permission, but identifies those works, which would impact on the character of the ACA. It should also be noted that some of the following works already constitute development regardless of ACA designation and would require planning permission.

Non-Protected Structures

Owners and occupiers of non-protected structures located within the Monkstown Architectural Conservation Area should be aware that works which, in the opinion of the Planning Authority, would materially affect the character of the ACA, will require planning permission. Such works are likely to include the following:

- *Extensions and new building works that impact on street-facing elevations of buildings or which would be visible from the public realm.*
- *The demolition of any structure or part thereof.*

- *Re-pointing in a style or manner other than existing.*
- *Removal or alteration of original architectural features on the main facades of non-protected structures including:*
 - a. *The painting of previously unpainted brick or stone surfaces.*
 - b. *The rendering of any façade not previously rendered.*
 - c. *The removal of existing render or material finish of a structure and its replacement with another material or detail, including the removal of any previously rendered/stuccoed surfaces to expose otherwise inferior stonework underneath.*
- *Formation of parking spaces.*
- *The removal of the original roofing materials such as natural slate or clay tiles and their replacement with modern materials such as fibre cement tiles.*
- *The removal of existing chimney-stacks and early terracotta or clay pots or other features of the roofscape.*
- *The removal of timber bargeboards and/or their replacement in a material other than the existing.*
- *The installation of solar panels, roof-lights or dormer windows on front elevations or on visible slopes. Where dormer windows are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and should be constructed of high quality and appropriate materials.*
- *Material alterations to existing shop-fronts.*
- *The erection of, or alterations to, externally mounted signs and advertisements, including banners.*
- *The provision of awnings, canopies, flags and flagpoles.*
- *The provision of any security shutters or grilles, and associated casings and fittings, on the face of a building or in front of a window display area.*
- *The erection of communications antennae or support structures for same.*
- *The removal or alteration of traditional stone walls or railings, including historical plot boundaries.*

The above list is not definitive. Owners/occupiers are advised to consult with the Planning Authority prior to undertaking any development including any physical works or change of use. Where there is uncertainty as to a particular case the Planning Authority would advise that a Section 5 declaration should be sought.

Maintenance and repairs, which are of a similar type and material, will generally be exempted development.

Protected Structures

Owners and occupiers of protected structures are advised that planning permission is required for all works, which would materially affect the character of a protected structure, or any element of the structure, including its curtilage, which contributes to its special interest. Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, are advised to request a declaration from the Planning Authority under Section 57 of the Planning and Development Act 2000 (as amended). A declaration issued under this section sets out the type of works the Planning Authority considers would or would not materially affect the character of the structure or of any element of that structure, which contributes to its special interest.

10. NEW DEVELOPMENT WORKS

New development should contribute to the visual enhancement and vibrancy of the area whilst respecting its existing physical character. All new buildings should be to the highest standards of architectural design. Proposals to demolish structures of architectural merit within the ACA require planning permission. In general, they will not be permitted unless the proposed new structure is a positive benefit to the area. The amalgamation of one or more sites will require sensitive planning and design treatment in order to complement the fine grain of the established streetscape.

GENERAL POLICY OBJECTIVES

- The Council will ensure that development within the Monkstown ACA will be managed in order to protect, safeguard and enhance the special character and environmental quality of the area.
- The Council will seek to preserve, protect and enhance the architectural heritage of Monkstown for future generations.
- The Council will actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage value/interest in accordance with recognised conservation practice. However, the use of

contemporary new-build extensions will be encouraged where appropriate and materials/finishes used should complement the character of the area.

- The Council will not normally consider the demolition of a structure without proposals for re-development, and will seek to ensure that demolition, if permitted, will be followed by a continuous re-development building operation.
- The Council will seek to prohibit the demolition of structures that positively contribute to the character of the Monkstown ACA, except in very exceptional circumstances, in accordance with Policy AR12 of the current County Development Plan 2010 - 2016. Where the demolition of a building/structure/item is proposed within the ACA, one of the key considerations that will be taken into account is the quality of any replacement structure and whether it enhances / contributes to the unique character of the area.
- The re-use and maintenance of existing entrances and original boundary walls where appropriate will be strongly encouraged in order to maintain the essential character of the Monkstown ACA.

NEW BUILD –Policy

- The Council will seek to ensure that any development including modifications and/or alterations or extensions affecting structures within the Monkstown ACA, are designed and sited appropriately and are not detrimental to the character of the structure or its setting and context within the ACA.
- The Council will encourage where appropriate the use of non-reflective glazing to exposed elevations containing a low solid to void ratio (i.e. large extent of glazing relative to masonry).
- In considering all proposals for building/structures, the Council will seek to encourage an imaginative, high quality, passive design for new buildings, which should provide an opportunity to enhance the ACA generally. In this regard appropriately scaled new build should have respect for the site/building context, without imitating earlier styles.
- In Monkstown Village and throughout the ACA generally, the Council will encourage a sensitive design approach for any development proposals in order to maintain the overall integrity of the urban grain, whilst also encouraging where appropriate, contemporary designs that are complementary and/or sympathetic to their context and scale. Particular

regard will be had to roofscape treatment to avoid large unbroken flat roof spans.

ALTERATIONS AND EXTENSIONS

- The Council will seek to encourage appropriately scaled extensions and alterations to properties within Monkstown ACA that are generally sensitive to the main structure and subsidiary (to the main structure), particularly in the case of protected structures and positioned generally to the rear or lesser elevation.
- All proposals to extend properties within the ACA involving/affecting the roof of a property shall be carefully and sensitively considered.
- The Council will seek to encourage the retention of original features where appropriate, including windows, doors, renders, roof coverings, and other significant features of buildings and structures within Monkstown ACA whether protected structures or otherwise, whilst simultaneously encouraging a continued diversity of sensitively scaled contemporary and energy efficient designs.

Internal Alterations:

For structures/houses, which are not listed as protected structures, the ACA designation does not prevent internal changes or re-arrangements, provided that these changes do not impact on the exterior of the structure.

WORKS TO THE PUBLIC REALM:

- The Council will actively promote the retention of all surviving original kerbing, paving, and items of street furniture, which contribute to the special character of the ACA, in line with Policy AR6 of the current County Development Plan 2010-2016.
- Works to the public realm, such as footpaths, street furniture, parking provision etc, must have due regard to the special character of the ACA. Design and provision of traffic control measures, including signage, ramps, renewed surfaces, dished pavements etc, will be required to consider the historic landscape and essential character of the area as outlined in this document.
- New street furniture when being provided will be of high quality reflecting the character of the ACA.

- The Council will encourage the under-grounding of overhead services and the removal of redundant wiring / lighting cables etc., from building facades in line with Policy AR9 of the current County Development Plan 2010-2016.

LANDSCAPE PROTECTION:

Reinforce existing character:

- The Monkstown ACA seeks to protect buildings, structures and items of architectural interest and will also seek to protect and enhance the spatial quality of Monkstown, its natural environment, groups of trees, boundary treatments and associated hedgerow planting/periphery planting to individual plots, views and prospects and other intrinsic aspects of the ACA.

New or replacement planting:

- Where boundaries must be repaired or replaced, or where new boundaries are required, the Council will promote the use of materials which are sympathetic to that existing, including where applicable, hedgerow planting and informal tree planting etc.

Views and prospects:

- The Council will seek to protect from insensitive development, the views and prospects identified in the current County Development Plan 2010-2016.

