

# Pembroke Cottages

# ACA Boundries

- Location of Conservation Areas
- Development of Pembroke Estate Cottages
- Proposed Changes to Boundaries

There are three groups of Pembroke Cottages in the Dun Laoghaire Rathdown area. One is located on Booterstown Avenue, and the other two are situated in Dundrum village, one on the east side of Main Street and the other on Ballinteer Road.

## BOOTERSTOWN

The name Booterstown roughly translates as the town of the road, and is believed to follow roughly the footprint of the ancient road of Slighe Chualann. Booterstown was in the possession of the Fitzwilliam Family, as was Dundrum.

The catholic parish of Saint Mary's Booterstown, originally covered much of the south east of south Dublin. Located on Booterstown Avenue is Saint Mary's Church for the parish of Booterstown, which was constructed in 1812, prior to emancipation, and funded by the 7th Viscount Fitzwilliam for his Catholic tenants.

## DUNDRUM

The village of Dundrum is located west of Stillorgan and south-west of Donnybrook, close to the Dargle tributary. The name Dundrum can roughly translate as Fort of the Ridge, referring clearly to the presence of a castle.

The association of Dundrum with the Fitzwilliam family can be traced to the 1300s when the castle built there, was granted to William Fitzwilliam in 1365. The Castle was eventually rebuilt in the late 16th century and the existing castle ruins date from the latter period. The castle is located by a tributary to the Dargle river, adjacent to the modern footprint of the village of Dundrum, which comprises of a Main Street and a crossroads, from which roads to Sandyford, Kilmacud and Ballinteer run south, east and west respectively.

Each road is well built upon, as has been the case since the early 19th century, and the existing village atmosphere, despite some significant modern developments, has its origins in this century.

## DEVELOPMENT OF PEMBROKE ESTATE COTTAGES

The Pembroke Cottages were constructed in the 1870s and 1880s, on lands owned by the Earl of Pembroke. At this time the Pembroke Estate was the largest family-owned estate in County Dublin.

The vast estates extended through south east County Dublin from Merrion Square in town along the coast road out to Blackrock, inland through Mount Merrion to Dundrum and beyond to the Dublin Mountains.

The Pembroke cottages, fall within the category of philanthropic housing, whereby landlord's provided houses for their estate workers and labourers.

The architect of the Cottages is unclear, however, what is known is that James Owen, Architect with the Office of Public Works, had a supervisory role overseeing the construction of these cottages as correspondence survives which indicated this:

*Labourers Dwellings  
 Lord Pembroke, Dundrum, Booterstown*

*Dundrum-*

*All the houses here have been finished in the most satisfactory manner, all that remains to be done is the surface formation of one of the back yards and of a portion of the road at the north end. I recommend payment of the whole amount of the loan viz. £3,000-*

*Booterstown-*

*All the cottages on plan No.3 are finished and 2 on plan 1 - the value of the work being about £2,600. I would recommend a payment or account of £2000, leaving a balance of £500.*

*Each group of buildings has been treated as to be an ornament to the site, which has been laid out so as to command plenty of light and air, and the work has been done well.*

*(signed) James M. Owen  
 Architect*

## Pembroke Cottages, Booterstown

The Pembroke Cottages, Booterstown, are located just south of the Roman Catholic Parish Church of the Assumption.

The Pembroke Cottages, Booterstown, form a distinct grouping of cottage dwellings on Booterstown Avenue, which are unlike any other group to be found on the road. The group is distinguished by two pairs of semi-detached dormer two-storey brown brick houses, which flank the entrance to the lane giving access to a group of fourteen single-storey cottages. The cottages are arranged around two sides of a private road, which runs westwards off Booterstown Avenue, before returning to the south and terminating at a T-junction with Rosemount Terrace. The single-storey cottages are arranged in pairs of semi-detached houses, each pair is joined by rubble granite or brown brick screen wall, with paired door openings which gives direct rear site access.



ABOVE: Pembroke Cottages, Ballinteer Road



ABOVE: A view of Clarinda Park House from the west. This large five-bay two-storey over basement this is a landmark building in the park.

# Pembroke Cottages

## ACA Boundries

### CONSERVATION AREA BOUNDARIES

The boundaries of the Conservation Area, which appear on Map 2, in the County Development Plan 2004-2010, are delineated in blue, and the proposed alterations to these boundaries are in pink.

### PROPOSED CHANGES TO THE BOUNDARIES

The existing boundaries of the Pembroke Cottages, Booterstown, are largely satisfactory. The map here shows the proposed boundary alterations are minor to allow for the inclusion of front sites, pavements and rear sites, which were not previously included.

It is further proposed to omit No. 79, as it does not form part of the architectural group. However, any future developments for this site will be considered with regard to the impact they may have on the context and character of the Architectural Conservation Area.

### PEMBROKE COTTAGES, DUNDRUM

There are two distinct developments of Pembroke Cottages located in the village of Dundrum.

### PEMBROKE COTTAGES, MAIN STREET, DUNDRUM

The Pembroke Cottages occupy the whole of the east side of Main Street, between Dundrum House Public House to the south and the Credit Union building to the north.

The cottages are arranged to form two terraces of two-storey dormer red brick houses, opening directly onto the Main Street. The lanes between the terraces lead to rows of smaller scale three-bay single-storey cottages.

### PEMBROKE COTTAGES, BALLINTEER ROAD, DUNDRUM

Unlike the two other groups of Pembroke Cottages, which form part of this character appraisal the Pembroke Cottages on Ballinteer Road, are faced in squared rubble granite, with granite ashlar, red and vitrified (dark grey) brick dressing.

The group is arranged as three pairs of semi-detached single-storey cottages, with paired breakfront gables and recessed entrance bays and decorative slate canopy over the entrance door.

### CONSERVATION AREA BOUNDARIES

The boundaries of the Conservation Areas, which appear on Map 1 of the County Development Plan 2004-2010, are delineated in blue, and the proposed alterations to these boundaries are in pink.

### PROPOSED CHANGES TO THE BOUNDARIES

With regards to the Pembroke Cottages, Main Street Dundrum, the southern boundary is proposed to be extended to include the front sites of Nos. 19-20, including the rubble granite site boundary walls. To the north the access lane to Nos. 1-3 and the granite perimeter boundary wall are proposed for inclusion.

The existing boundaries of Nos. 1-6 Pembroke Cottages, Ballinteer Road are satisfactory.



ABOVE: View of the Pembroke Cottages, Booterstown Avenue

# Pembroke Cottages Variations & Details

## ARCHITECTURAL ELEMENTS & DETAILS

Each of the Pembroke Cottages location shows a variety of both design and materials.

However some core principles of design, typify all Pembroke Cottages. These can be defined as the widespread use of red brick, brown brick, vitrified (dark grey) brick and granite. The use for these building materials is both functional and decorative.

## PEMBROKE COTTAGES, BOOTERSTOWN

The Pembroke Cottages on Booterstown Avenue can be subdivided into two distinct groups. The first are the semi-detached two-bay dormer two-storey houses facing east onto Booterstown Avenue and the second are the three-bay single-storey cottages on either side of the lane accessed from both Booterstown Avenue and Rosemount Terrace.



**ABOVE:** Granite quoins define the corners of the houses.

## PALETTE OF MATERIALS

Brown brick is the facing material used for all the facades of these cottages. Red brick is used to great effect as a façade dressing and for window and door surrounds. The rich terracotta red colour and the smooth baked surface of the brick contrast in both colour and texture with the brown brick.

Vitrified (dark grey) brick is used sparingly and for purely decorative purposes.

The side elevations of each cottage is faced in a rubble granite with granite ashlar quoins to the corners.

Scallop shaped slates are found on the roof of the entrance door canopies. The canopies themselves are supported by elaborate timber brackets .

Timber is used for windows and doors and as such form standard elements of an historic building. It is also used to great effect in the embellishment of the dormer gables and gabled side elevations.

Wrought-iron in the form of a mounted finial emphasises the top of each gable.



**ABOVE:** A view of Clarinda Park House from the west. This large five-bay two-storey over basement this is a landmark building in the park.

## PEMBROKE COTTAGES, BOOTERSTOWN

**Polychrome brown and red brick chimneystack**

**Pitched slate roof with sprocketed eaves and decorative bargeboards**

**Gabled dormer window with decorative timber bargeboard and wrought-iron finial.**

**Granite quoins define the corners**

**Polychrome brick dogtooth course delineating first level.**

**Front entrance with granite step, red brick surround, and slated canopy with timber brackets on granite corbels. The front door in this instance has been replaced.**

**Front site railings on granite plinth wall.**

# Pembroke Cottages Variations & Details

## PEMBROKE COTTAGES, MAIN STREET, DUNDRUM

Again two house types prevail in the Pembroke Cottages on Main Street Dundrum. Those facing the street are two-bay two-storey red brick houses with dormer gabled first floor levels similar to those in Booterstown.

The second house type comprises three-bay single-storey houses forming terraces of two and three, each of which is accessed by one of three private lanes leading off from Main Street.



**ABOVE:** The gables of the dormer windows are embellished with timber bargeboards.

### PALETTE OF MATERIALS

Red brick is used as the principal facing material of the nine houses, which face directly onto the Main Street. The richness of this colour strongly contrasts with the brown brick and granite used elsewhere in the development.

Brown brick is the facing material used for the facades of the three-bay single-storey cottages on the lanes off Main Street. Brown brick is also used for facing the side elevations of the cottages facing Main Street.

Vitrified (dark grey) brick is used to form stringcourses along the façades of the houses facing Main Street as a double course with red brick dogtooth courses between. It is also used to the dormer gables and the chimneystacks as a dressing.

Scallop shaped slates are found on the roof of the entrance door canopies. The canopies themselves are supported by elaborate timber brackets.

Timber is used for windows and doors and as such form standard elements of an historic building. It is also used to great effect in the embellishment of the dormer gables and gabled side elevations.

Wrought-iron in the form of a mounted finial emphasises the top of each gable.

Cast-iron is employed wonderfully on the street-front cottages Nos. 14-18 where spiral fluted down pipes decorate the facades.



**ABOVE:** Spiral fluted cast-iron downpipe

## PEMBROKE COTTAGES, MAIN STREET, DUNDRUM

**Polychromatic (red and vitrified brick) chimneystack.**

**Camber-arched window openings with stop-chamfered surrounds.**

**Polychrome brick dogtooth course delineating first level.**

**Slate roof with wrought-iron finial to top of gable. Below the scallop shapes slates to canopy.**

**Granite quoins and distinctive cast-iron rain water goods.**



# Pembroke Cottages Variations & Details

## PEMBROKE COTTAGES, BALLINTEER ROAD, DUNDRUM

This group of six semi-detached two-bay single-storey granite cottages, are built on a T-plan, characterised by paired gabled breakfronts and a recessed entrance with slated canopy supported by a timber bracket.

### PALETTE OF MATERIALS

The palette of materials employed on the Pembroke Cottages Ballinteer Road is distinctly more restrained than the cottages on Main Street Dundrum and Booterstown Avenue.

Granite is the primary building material. The granite is squared, coursed and given a rough hewn finish which contrasts with the granite ashlar which is used for the plinth course, quoining and window sills.

Red brick is used for purely decorative purposes, giving definition to the window and door openings. To each gabled side elevation redbrick is used to embellish the granite. The smooth texture of the brick contrasts with the rough finish of the granite.

## PEMBROKE COTTAGES, BALLINTEER ROAD, DUNDRUM



Slate roof

Door canopy supported by elaborate timber brackets with a distinct oriental quality.

Bargeboard to gable breakfront and wrought-iron finial.

The windows are the traditional sliding sash timber windows. In this case, the dressings to the window openings have been painted.

# Pembroke Cottages Variations & Details

## CONDITION OF BUILT FABRIC

The incremental loss of seemingly minor elements such as original doors and windows has a significant effect on the character of an area. In other instances original features such as brickwork are lost as a result of the application of a layer of rendering onto the façade. All efforts should be made to retain the existing historic fabric and to aim for the reinstatement of any architectural element which has been lost.

### Rendering of Facades

A number of the facades in the Pembroke Cottages, Main Street, Dundrum have been rendered, losing all references to the original polychromatic brick effects. The render used is largely cement-based which is difficult to remove without causing damage to the brick underneath. This raises additional conservation issues such as moisture build up in the walls, which can also be problematic.

### Painting of Façade Brick

A number of cases exist where façade brickwork has been painted over entirely and in other cases only brick dressings to door and window openings has been painted.

Painting of a brick façade creates an imbalance on a unified streetscape, and can detract from the pleasing composition of an entire terrace. This is particularly true in cases of the Pembroke Cottages, where the façade relies on a multiple of colours and textures to achieve its overall effect.

### Loss of Timber Sash Windows

The timber sash windows in the Pembroke Cottages are an integral part of the design. The upper sash of the largely two-over-two timber sash windows, have and an arched upper sash, which follows the arc of the camber-arched opening.

The pandemic use of uPVC windows as a preferred alternative to original timber sash windows has not escaped the



ABOVE: Above: Loss of original sash window



ABOVE: Painting of polychrome brick façade.



ABOVE: Rendering of polychrome brick façade.

Pembroke Cottages. Where it has occurred, the effect is detrimental on the character of the structures.

### Loss of Original Doors

The original door-type on the Pembroke Cottages is the simple timber tongue and grooved door. In many cases these have been removed and replaced over time with more elaborate individualistic versions, often with large glazed panels to permit more light entering the hall. It would be desirable to return to the original door format, while retaining a glazed pane to allow for better light quality.

### Loss of Original Roof Treatment

An abundance of roof lights and dormer windows have been introduced to the Pembroke Cottages, in particular on Main Street Dundrum.

It is recognised that there are severe spatial limitations in these houses, and occupying attic spaces increases the living space considerably. However the effects externally if not treated sensitively can be quite intrusive. The preferred location for rooflights is on the rear pitch, which is visually less obtrusive than on the front elevation.

### Projecting Signage and Wall Plaques

Projecting signage is prevalent only on the two-storey houses of Main Street, Dundrum and Ballinteer Road, where almost all the properties are in some form of commercial or retail use. The effect of multiple signage on the streetscape can be visually confusing.

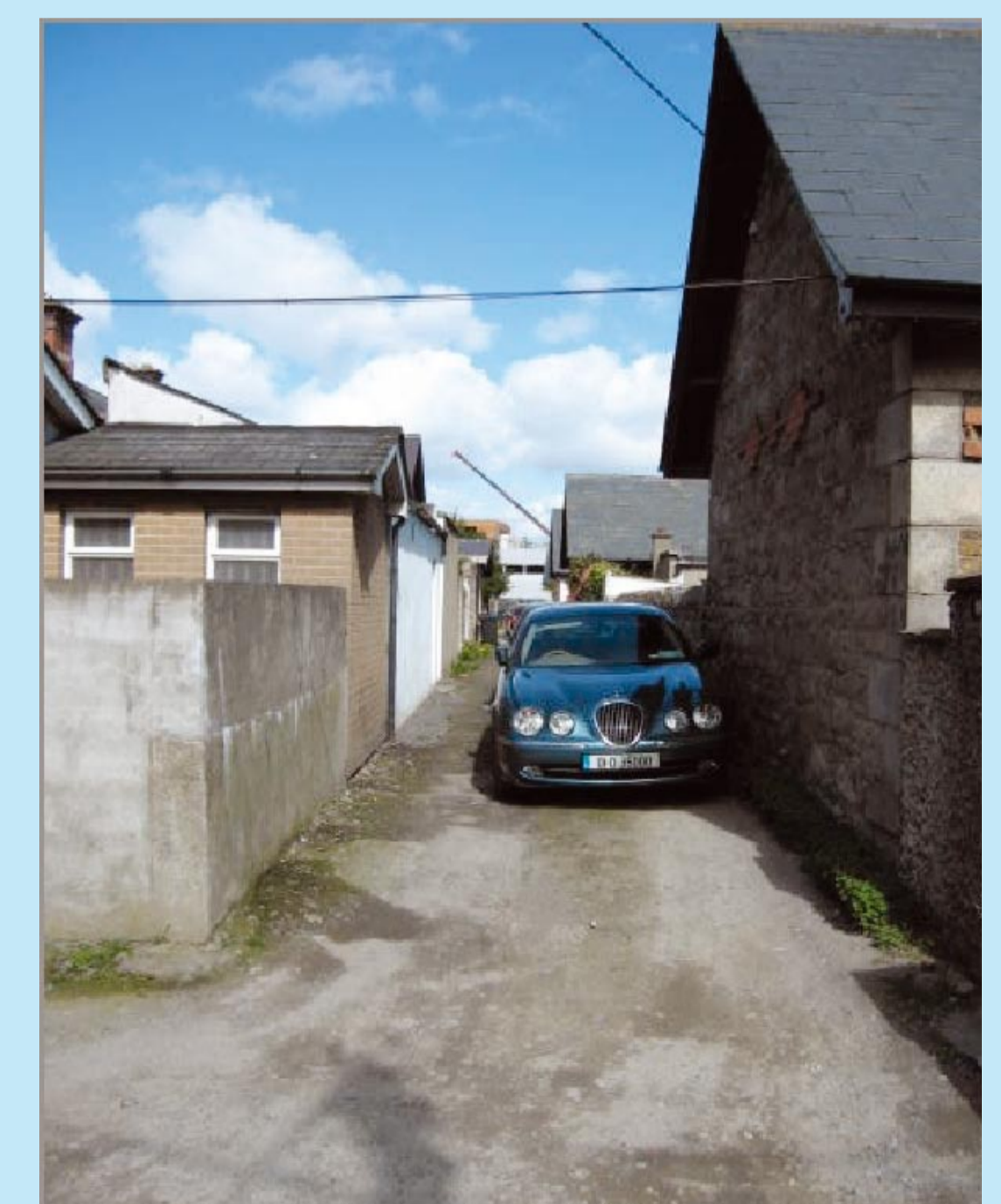
### Loss of Original Rear Site Boundary

Much of the character of the Pembroke Cottages, is found in the way in which the cottages have been laid out: small private lanes with rows of neat cottages on either side.

Rear site boundary walls are generally composed of rubble granite and survive with some degree of intactness throughout the Pembroke Cottages. It should be the aim to retain the original boundary walls as part of any future development.



ABOVE: Alterations to roof treatment



ABOVE: Replacement of original boundary treatment to accommodate an extension.

# Pembroke Cottages

# Policy Recommendations

## POLICY RECOMMENDATIONS

The completion of an Architectural Character Assessment and definition of an area's interest is the first step in the designation of an Architectural Conservation Area. The next step is to develop agreed policies, which will inform future development within the area.

The aim is to provide a framework of polices that will permit the maximum degree of flexibility in terms of design and choice consistent with the maintenance and improvement of the essential character of the Architectural Conservation Area.

Fulfilment of existing Policy AC2 of the Dún Laoghaire Rathdown County Development Plan 2004-2010, regarding the establishment of a Management Plan for Public Authority works in Architectural Conservation Areas should be implemented to develop upon the following recommended policies/objectives.

### Section 10.3.2 Policy AC2:

It is Council policy to produce a Management Plan for public Authority works within A.C.A's and which affect protected structures.

## 0.1 POLICY RECOMMENDATIONS RECORD OF PROTECTED STRUCTURES

Architectural Conservation Area designation will give significant statutory protection to the Pembroke Cottages. The designation aims to protect the special character of a place, area or group of structures, and clear policies will target key areas for protection, enhancement and development.

As the importance of the Pembroke Cottages lie in their streetscape value, it is recommended that the Pembroke Cottages, Main Street and Ballinteer Road, Dundrum and on Booterstown Avenue, be removed from the Record of Protected Structures upon adoption as an Architectural Conservation Area.

This will allow for greater flexibility for owners with regard to works to the interior of the Pembroke Cottages, which are not of any special architectural significance.

## 0.2 POLICY RECOMMENDATIONS DESIGN GUIDELINES

### PR 02.01 New Build Guidelines

Planning permission will not normally be approved for developments that are not consistent with and complimentary to the character of the ACA.

### PR 02.02 Rear Site Extensions

Any extension will require planning permission and every effort should be made to consult with the Conservation Division when planning an extension.



**ABOVE:** A view of Clarinda Park House from the west. This large five-bay two-storey over basement this is a landmark building in the park.

# Pembroke Cottages

# Policy Recommendations

## Some informing principles for new build

- In general only single-storey or 1+1 storey extensions shall be considered.
- The pitch and ridgeline should be retained and roofs of new build should avoid complex junctions with the original roof structure.
- As in many cases the alterations will involve the use of the roof space, rooflights will only be permitted on the rear span of the roof.
- Encouragement will be given to contemporary high-quality designs.
- A flexible approach to internal alterations shall be adopted to facilitate the most imaginative and sensitive approach to new build.

## 0.3 POLICY RECOMMENDATION REINSTATEMENT

The Council Authority shall actively encourage the reinstatement of historically accurate architectural detailing in accordance with good conservation practice.

This may be encouraged by the following methods:

Lectures and seminars on the architectural heritage of the area is an important step in raising awareness of the unique heritage of the particular site.

## 0.4 POLICY RECOMMENDATION ENHANCEMENT OF PUBLIC DOMAIN

### Local Authority Environmental Improvements

The Local Authority shall endeavour, through interdepartmental coordination that works undertaken within the boundaries of the designated Architectural Conservation Areas are of the highest standards and compliment the enhancement policies of the area.

The Dundrum Urban Structure Plan (USP) (County Development Plan 2004-2010, Section 3.3, P35) recognises the importance of the town centre, including the Main Street-Ballinteer Road-Kilmacud Road crossroads.

Objectives outlined in section 3.3.3 USP includes an environmental improvement scheme and “control of advertising and of building facades”, which will be controlled through the development control process.

The USP Town Centre Renewal Planning Principles recognises that environmental improvements should “complement the historic centre of Dundrum in the vicinity of the Protected Structures and the Architectural Conservation Areas” (3.3.3 (3)). It also aims to reduce the presence of parked vehicles in the town centre (3.3.3 (4))

### Retention of historic paving

Policy AR2 10.2.2 of the County Development Plan 2004-2010 states: ‘It is Council Policy to retain historic items of street furniture wherever possible.’

Such items could include lamp standards, railings, street signs, bollards, paving, kerbstones, cobbles and setts.

When considering proposals for repaving, it is important, not only to satisfy codes of practice but also to ensure that the materials used will enhance the character of the Architectural Conservation Area.

### Public Lighting

Any new public lighting, whether reproduction or contemporary design, should complement and enhance the architectural character of the area.

### Utility Improvements

Policy AC2 10.3.2 of the County Development Plan 2004-2010 states: “It is Council policy to seek the placing underground of all electricity, telephone, and TV Cables.”

In the context of Architectural Conservation Areas, visually prominent overhead cabling and the standards supporting them have a particularly negative effect on the overall environmental appearance. This is recognised in the adoption of the above policy in the County Development Plan 2004-2010.

### Projecting Signage and Wall Plaques

Projecting or hanging signs will be limited to a maximum of one per frontage attached at fascia level.

## 0.5 POLICY RECOMMENDATION Skyline clutter: Alarm boxes, Electrical wiring, TV aerials and Satellite dishes.

Building fixtures such as alarm boxes, electrical cabling and most significantly TV aerials should be carefully located to minimise their visual impact.

Electrical and other utility cabling fixed to facades should follow logical routes, along architectural detailing to minimise the visual impact. Unused or redundant wiring should be removed from front elevations.

The Planning Authority shall promote where possible through the development control process the removal of existing antennae and satellite dishes from sensitive areas at prominent locations such as the front of historic terraces to

less obtrusive areas, such as the rear elevation. Satellite dishes will not normally be permitted on front elevations, front slopes or above ridge lines.

## 0.6 POLICY RECOMMENDATION DEVELOPMENT CONTROL EXEMPTED DEVELOPMENT

The designation of an Architectural Conservation Area means that works normally classified as exempted development may no longer be so.

The following section of the Planning and Development Act, 2000 outlines the nature of exempted development rights within an ACA.

**82. (1) 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 an area.**

The Planning Authority should be consulted to clarify what works would or would not be considered exempted development.

### PLANNING APPLICATION REQUIREMENTS

When submitting a planning application for a works to a structure located in an Architectural Conservation Area, additional information may be required depending on the extent of development proposed.

An applicant is advised to consult the Planning Authority prior to submitting a planning application.