

Architectural Conservation Areas

WHAT IS AN ARCHITECTURAL CONSERVATION AREA (ACA)?

The 2000 Planning and Development Act provides the legislative base for the designation of Architectural Conservation Areas (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'

The Planning Act provides that all development plans must now include objectives for conserving the character of ACAs.



ABOVE - A view of Royal Terrace in Dún Laoghaire

WHAT'S THE DIFFERENCE BETWEEN A CONSERVATION AREA AND AN ARCHITECTURAL CONSERVATION AREA (ACA)?

Prior to the commencement of the 2000 Planning and Development Act a number of local authorities including Dún Laoghaire Rathdown County Council had designated non-statutory conservation areas. The 2000 Act places Architectural Conservation Areas on a statutory footing.

WHAT TYPES OF AREAS CAN BE CONSIDERED FOR ACA STATUS?

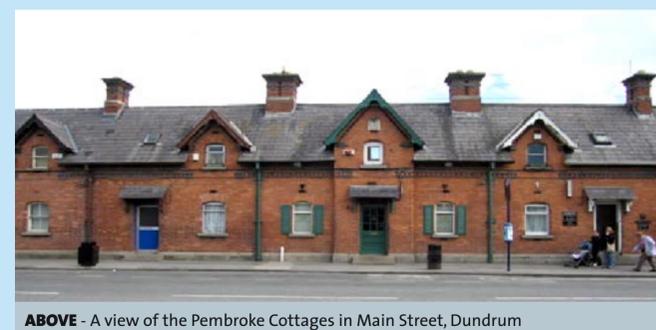
A wide variety of areas can be considered for designation as an Architectural Conservation Area (ACA). For example, an ACA could include a terrace of houses or buildings surrounding a square, or any group of buildings, which together give a special character to an area. Dún Laoghaire Rathdown County Council has initiated the process of establishing ACAs in its functional area through the adoption of a scheme of priorities. This scheme is based on assessing the existing Conservation Areas within the county as set out in schedule 3 of the County Development Plan 2004-2010. The first scheme of priorities was adopted by the council members at a special meeting in May 2004. The first areas assessed as possible ACAs are: Clarinda Park, Crosthwaite Park, Royal Terrace, Dalkey, Foxrock, the Pembroke Estate cottages in Dundrum and the Pembroke Estate cottages in Booterstown. The areas have been assessed in accordance with the Department of the Environment, Heritage and Local Government Architectural Heritage Protection Guidelines for Planning Authorities, 2004.

PURPOSE OF THE DESIGNATION OF AN ACA

The purpose of an ACA designation is to protect and enhance the special character of the ACAs and its objectives are to:

- Ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
- conserve, restore, and rehabilitate the existing building stock in the area.

Dún Laoghaire Rathdown County Council recognises that by making provision for the protection of these areas, that in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The aim is to conserve these historic areas by guiding their evolution in a way that protects their special and distinctive qualities, and will over time add new ones.



ABOVE - A view of the Pembroke Cottages in Main Street, Dundrum

PREPARATION FOR DESIGNATION OF AN ACA

The designation of an ACA involves an 11-step process as outlined in the Department of the Environment, Heritage and Local Government Architectural Heritage Protection Guidelines for Planning Authorities. These include the establishment of the boundaries of the ACA, a comprehensive character assessment of the area, and following this, public consultation, in advance of formulating precise policies that relate to the area. Following the public consultation, the ACA may be adopted as is, or revised to take account of any objections or suggestions received. The ACA formally comes into existence when the variation of the development plan is adopted by the elected members. The panel adjacent outlines step by step the process involved for designating an ACA.



ABOVE - Cast-iron entrance gates to the park in Royal Terrace.

DEVELOPMENT CONTROL IN AN ACA

In an ACA the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. Dún Laoghaire Rathdown County Council will formulate policies and development control objectives for each ACA. The aim is to guide the process of change within the area in order that future development will continue to contribute to the distinctive character of the ACA.

WHERE CAN I GET FURTHER INFORMATION ON ACAs?

The law governing ACAs is set out in the Planning and Development Acts 2000 and 2001 and the Planning and Development Regulations 2001 to 2002 which may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2 or downloaded from www.environ.ie. For further information on ACAs and the built heritage in the Dún Laoghaire Rathdown area contact the Conservation Division, Dún Laoghaire Rathdown County Council, County Hall, Marine Road, Dún Laoghaire (Tel: 01 2054700).



ABOVE - A view of the terrace on Crosthwaite Park West

Clarinda Park

Architectural Conservation Area Appraisal

- Location
- Protected Structures
- Existing Conservation Area
- Proposed Changes to Boundaries
- Historical Development

LOCATION

Clarinda Park is located south of George's Street Lower between Corrig Avenue to the west, Glenageary Road Lower to the east and Corrig Road to the south. The southern end of Clarinda Park East and West terminate at Corrig Road. The northern end of Clarinda Park West terminates at a cross-junction with George's Street Lower, and Mellifont Avenue, which continues southwards.

PROTECTED STRUCTURES

The following structures in Clarinda Park are listed as protected structures in Schedule 2 of the Record of Protected Structures in the Dún Laoghaire Rathdown County Development Plan 2004-2010:

- Nos. 1-15 Clarinda Park North.
- Nos. 1-33 & 35-51 Clarinda Park East.
- Clarinda Park West – Clarinda Park House, Nos. 12-23, Nos. 24-40, Nos. 1-3 Crosthwaite Terrace.

EXISTING CONSERVATION AREA

Clarinda Park is identified as a conservation area, in the County Development Plan 2004-2010, with the boundaries shown on Development Plan, Map 3.

The existing Conservation Area boundaries are as follows:

To the north the boundary runs along the south side of George's Street Upper to include No's 43-46, No. 43 being the Men's Christian Science Centre. At

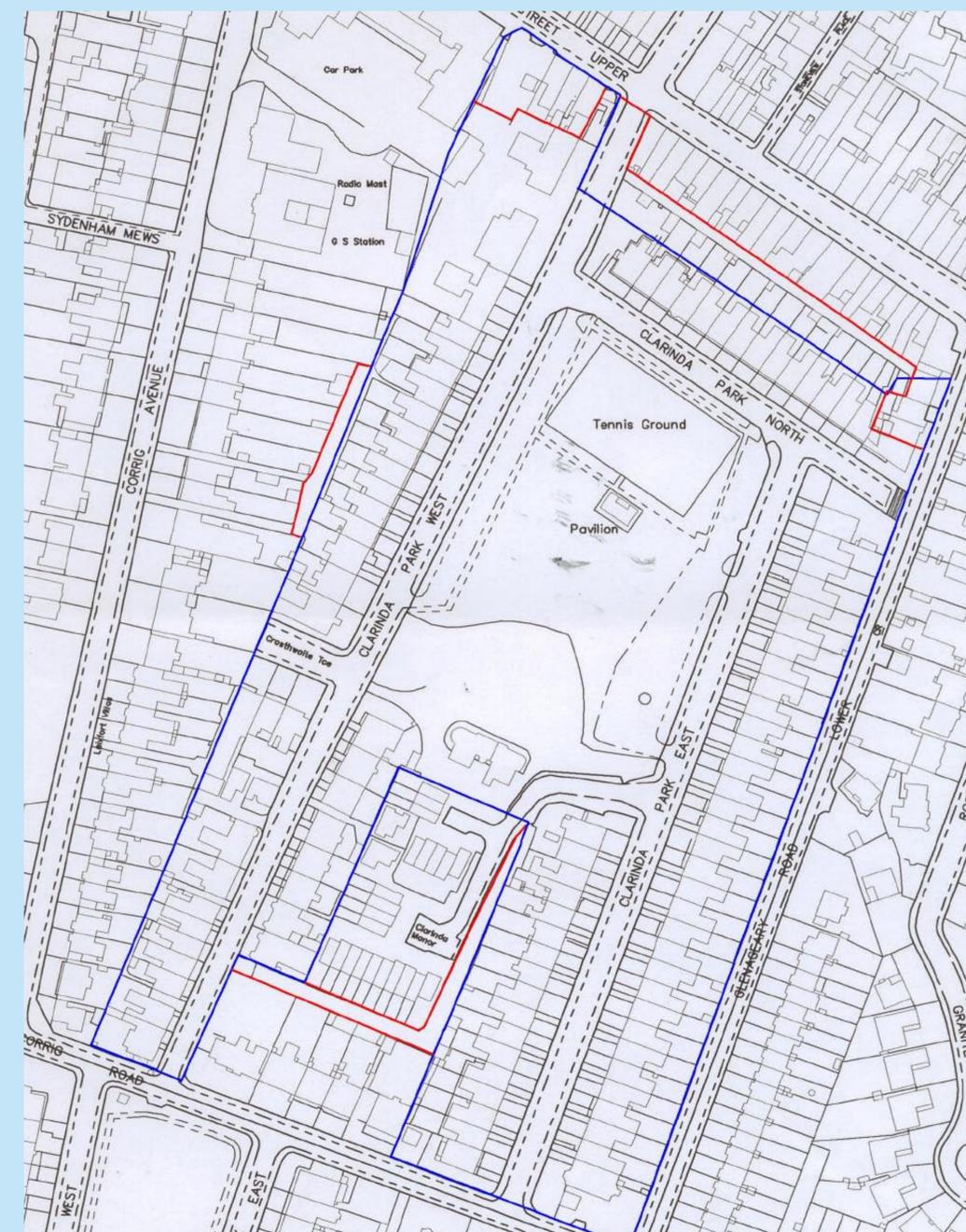
the Junction between George's Street and Clarinda Park West, the boundary runs south along the west side of the street to include the pavement. At the entrance to Clarinda Close Apartments on Clarinda Park West the boundary runs east to partially include the rear sites of 1-15 Clarinda Park North. Where the boundary meets Glenageary Road Lower it returns southward to include the rear sites and boundary walls of Clarinda Park East.

At the intersection between Glenageary Road Lower and Corrig Road the boundary proceeds westwards to include the boundary wall of the end of terrace houses, No. 33 and No. 35. At the east boundary wall of Mosaphir Cottage the boundary runs northwards and includes the rear site boundary walls of No's 35-50 Clarinda Park East. The boundary proceeds in a westward direction from the rear site of No. 51 Clarinda Park East, thus taking in the site of Clarinda Park House. The boundary runs southward along the rear site boundary walls of Nos. 33-39 Clarinda Park West, crosses the lane beside No. 33 Clarinda Park West and follows the boundary wall of at the Junction with Corrig Road, where it runs west along the south boundary wall of No. 32 Clarinda Park West. It then runs northwards along the rear sites of the Clarinda Park West Terraces, where it finally joins with the northern boundary a No. 43 George's Street Lower.

PROPOSED CHANGES TO THE BOUNDARIES

The existing boundaries of the conservation area, which appear in the County Development Plan 2004-2010, are largely effective and require little change. To the north it is proposed to extend the boundaries to fully include the rear sites and boundary walls and rear access lane of Nos. 1-15 Clarinda Park North. The boundaries should also be extended to include the lanes giving access to rear sites of Clarinda Park West and East. The structures facing onto George's Street Lower including the Men's Christian Science Centre should be excluded from the ACA. The corner buildings flanking entry to Clarinda Park East should be included within the boundaries as each plays a significant part in the historic context of Clarinda Park.

Otherwise the boundaries will remain the same.



ABOVE: The existing boundaries of the Clarinda Park Conservation Area have been highlighted in blue. Proposed changes to the boundaries are highlighted in red.

Clarinda Park

Architectural Conservation Area Appraisal

HISTORICAL DEVELOPMENT

Prior to the construction of the Harbour at Dún Laoghaire (formerly Kingstown) there was very little development in the area of Clarinda Park. Most notable were the Martello Tower (on the grounds of what is now the People's Park) and its gun battery on the site of Dún Laoghaire baths as well as Corrig Castle. (See figure 1, Taylor's Map, 1816. Red dotted line indicates the location of what was to become Clarinda Park).

By the time the first edition of the Ordnance Survey maps were surveyed in the 1830s the character of the area had changed dramatically (see figure 2, 1843 Ordnance Survey Map). Both the harbour and the Dublin to Kingstown railway had been constructed and a large amount of development had taken place to the north of George's Street. Development had also begun to the south of George's Street at the east end. To the south side of George's Street at the west end the most significant development was the construction of Stone View House.

The land on which Clarinda Park was developed originally formed part of the grounds of Stone View House. George Smith who lived at nearby Granite Lodge built Stone View for his son, Samuel Smith, around 1820. Glenageary Road marks the boundaries between these two properties. Smith Senior had been a building contractor during the construction of Dún Laoghaire Harbour. He had a quarry on lands now occupied by the People's Park (which was not laid out as a park until 1890) and hence he named his son's house Stone View. Stone View was later renamed Clarinda Park House by Mr. P.W. Bryan, a wealthy wine merchant, who developed Clarinda Park between 1849 and 1870. By 1875 Clarinda Park had been fully developed and appears largely as it does today.



ABOVE: A view Northwards of Clarinda Park West.

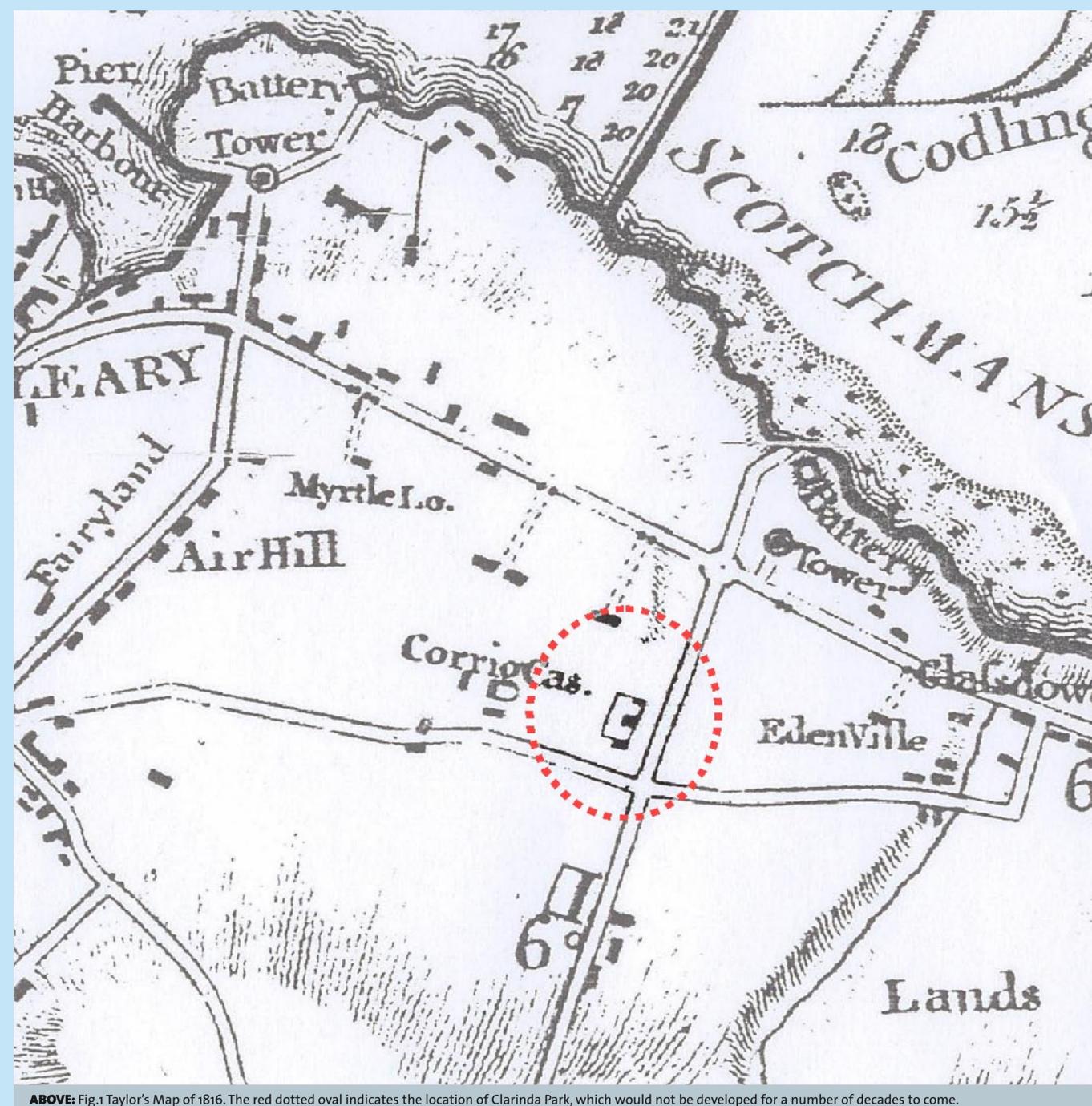
PHASED DEVELOPMENT OF CLARINDA PARK

Clarinda Park was developed in three phases.

The first side to be developed was the west side (see fig. 3 Griffith Valuation Map dated 1849 showing the early development of Clarinda Park West). The first houses were constructed at the northern end approaching the junction with George's Street. These were named Clarinda Terrace. While others were built around 1849 (including 21-23 Crosthwaite Terrace and Clarinda Cottage) the remainder were built in the 1850s. As a result of the sporadic nature of the early development Clarinda Park West shows a distinct variation in building types in contrast to the relative uniformity of the north and east sides.

The planning for Clarinda Park North began while the west side was being developed and construction was completed before the end of 1850. A distinctive feature of this side is that it was built on level ground. This has resulted in uniform roof, window and door heights throughout the length of the terrace.

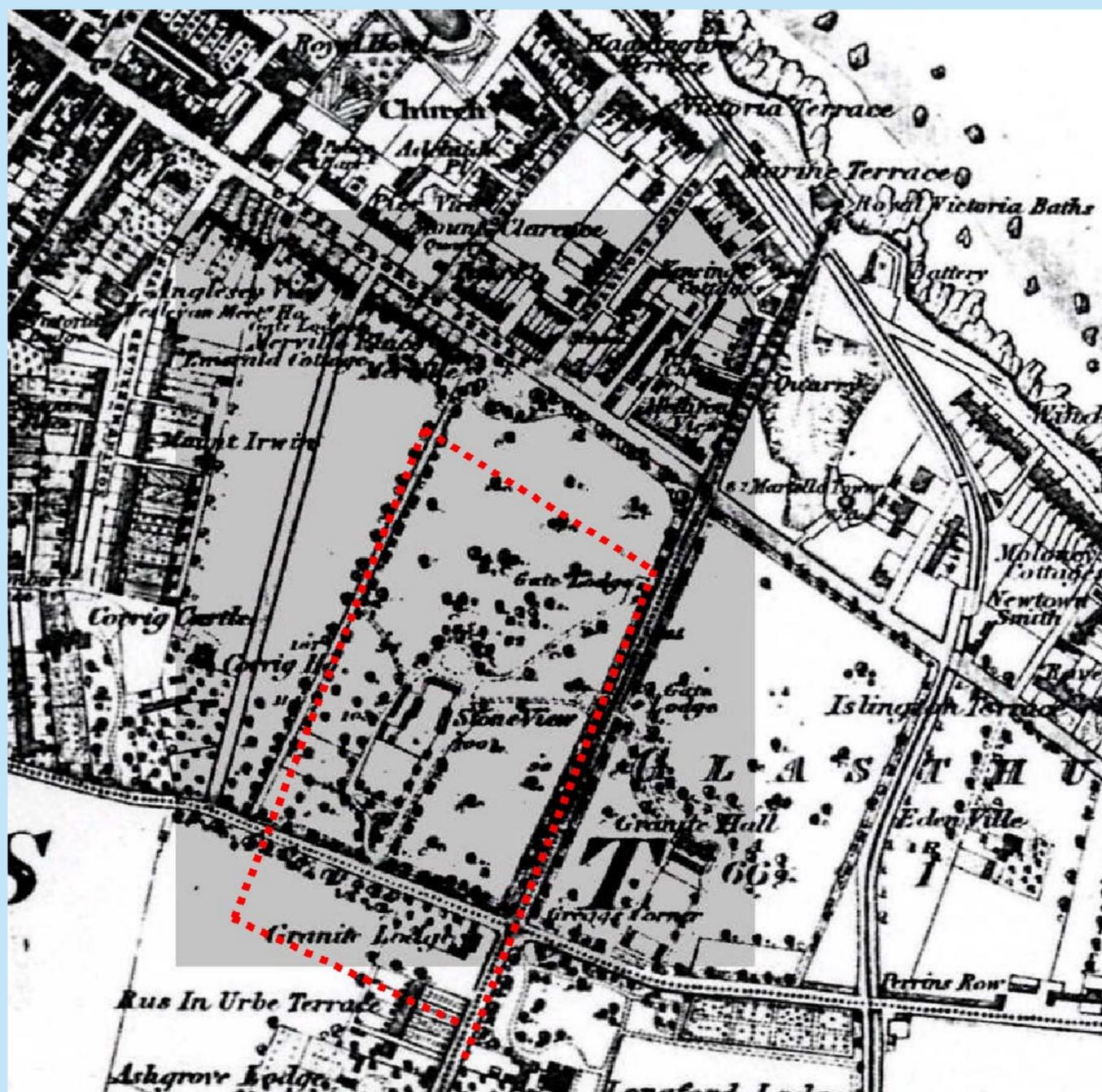
The last of the three sides to be developed was Clarinda Park East. Like the west side the terrace is on a slight gradient with the level of the roofs of the houses descending south to north along the length of the terrace.



ABOVE: Fig.1 Taylor's Map of 1816. The red dotted oval indicates the location of Clarinda Park, which would not be developed for a number of decades to come.

Clarinda Park

Architectural Conservation Area Appraisal



ABOVE: Fig.2, The 1843 Ordnance Survey Map of County Dublin. The red line indicates the grounds of Stone View prior to the development of Clarinda Park.



ABOVE: Fig. 3 Griffiths Valuation Map of 1849 showing the early development of Clarinda Park West

Clarinda Park

Building Styles & Types

BUILDING STYLES & TYPES

Part of the character assessment of an ACA is to define the prevailing building typologies, which comprise the architectural heritage of the area, and how these contribute to the unique identity of the ACA.

Clarinda Park is quite unique in the variety of house types that exist, contrasting strongly with the more uniform character of Crosthwaite Park & Royal Terrace.

The following is a description of the types:

Terraced two-bay two-storey over basement houses

The two-bay two-storey over basement rendered terraced house is the predominant type of which there are a number of sub-categories.



ABOVE: An example of the terraced two bay, two-storey over basement house on the north side, constructed with a shared chimneybreast party wall and having a paired front door with the neighbouring house.

Terraced houses without a basement

There are a number of houses, which belong to the earlier phases of building on Clarinda Park, which have been constructed without a basement level. These structures tend to be towards the southern end of Clarinda Park West.



ABOVE : An example from Clarinda Park West of the three-bay terraced house constructed without a basement.

Villa-style houses

The villa-style house type is found only on the south side of Clarinda Park West along what was once referred to as Clarinda Mount South. The approximate date of construction of these houses is the 1850s. Unlike the former typology, the doorcase is centrally placed, and the bay windows exist as oriels at ground floor level only.



ABOVE: A villa-style cottage on Clarinda Park West.



ABOVE: The bookend terminating the east terrace of Clarinda Park East.

In essence these houses are diminutive versions of the two and three-storey over basement house and reflect a growing and aspiring middle class market for such properties during the middle of the nineteenth century.

Terraced two-bay three-storey over basement houses

It is only on Crosthwaite Terrace, that this large scale format was constructed. In character they are more consistent with Crosthwaite Park than with the smaller scaled houses of Clarinda Park. The three houses of this terrace are set apart being the only north-facing terrace on the park. Architecturally the houses are quite different to the general typology on the square, with fine three-sided canted bay oriel windows.

End-of-terrace bookends

Clarinda Park East and North (with lesser effect) are terminated by bookend houses, whose side elevations are treated as fully expressed symmetrical compositions. In each case the elevation comprises three-bays with two-stories over a basement level. Larger than any other houses on the Park, these end of terraces provide a dramatic termination at each end of the terraces.

Clarinda Park House

Built by George Smith, between 1818-1820 for his son, Samuel Smith. George Smith was the stone contractor for Dún



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.

Laoghaire Harbour. Originally called Stoneview, the name was changed to Clarinda Park House before 1850.

The house was converted to apartments in the 1990s, which resulted in quite a dramatic change to the appearance of the structure. The principal changes included the demolition of the later 19th century returns and erection of a large extension, which effectively doubled the size of the building.

Current Housing Developments

There are two large twentieth century developments on the park. Clarinda Manor comprises modestly scaled houses faced in render and redbrick laid out around an open-space area on the former kitchen garden of Clarinda Park House.

On Clarinda Park West is a substantial apartment development comprising four blocks. This development is pastiche in nature with the architectural details such as the doors and windows influenced by the mid-nineteenth century houses on the park.



ABOVE: 20th century townhouse development on Clarinda Park West

Clarinda Park

Streetscape

STREETSCAPE

- Character of Open Space
- Paving & Parking
- Street Furniture
- Views and Vistas

CHARACTER OF OPEN SPACE

The current presentation of the wooded park around which the three sides of Clarinda Park are arranged has been largely predetermined by history. Originally forming the expansive



ABOVE: An aerial photograph of the park, which clearly shows its current layout. The parking facilities to east and west, the tennis courts and shelterbelts are the main contributory factors to the character of the Park.

and unembellished sloping grounds over which Stoneview looked northward to Dublin Bay, the park retains mature trees, which appear as small shelterbelts rather than the formal geometric layout one expects from parks such as Royal Terrace.

Clarinda Park is located on a gradient and the slope of the park has been left in a natural state, which gives the park its distinctive character.

In the first half of the twentieth century the wrought-iron railings which once enclosed the park were removed. Remnants of the rubble granite plinth wall, which surrounded the park survive along the north side, and the northern side of the east side of the park.

Recreational use on the park with the Tennis Club adds greatly to the character and use of the open space.

PAVING & PARKING

Footpaths run around three sides of the park and along the terraces. Today the dominant paving material is poured concrete. Granite kerbs survive along each side, though it is only on the north side where all the granite kerbing survives. The footpath around the park is paved with concrete slabs.

The provision of public pay-and-display car parking facilities has been developed along the east and west sides of the park.

While it is recognised as an important public facility used by residents and transient users, the current parking provisions have a visual impact on the character of the area.



ABOVE: the pedestrian crossing at the junction of Clarinda Park West and George's Street Upper, retains some original granite. The varied paving material coupled with the weak corner to the junction is visually confusing.



ABOVE: Parking facilities run the length of the eastern and western perimeter of Clarinda Park.

STREET FURNITURE

There is a distinct absence of original or historical street furniture on Clarinda Park. Only one significant example of street furniture, located at the east end of Clarinda Park North survives, which is the cast-iron bollards and chain links which form a barrier to the granite steps.

Most of the street furniture is of a standard type with functionality the primary consideration.



ABOVE: the view of the formal gated entrance to Crosthwaite Park, which terminates the north view of Clarinda Park West.

VIEWS AND VISTAS

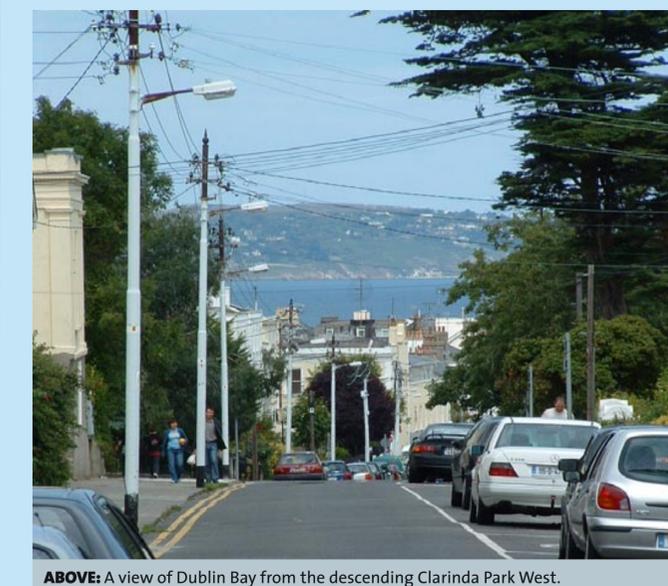
There are some fine views to be had from Clarinda Park particularly from the southwest. From this point the view northwards takes in not only the downward sweep of Clarinda Park West towards George's Street Lower and beyond to

Mellifont Avenue and also the foreshortened view of Dublin Bay before terminating with a view of Howth Head.

From Clarinda Park North the view to the east is terminated by the highly decorative abutting gabled returns of houses on Rosmeen Gardens.



ABOVE: a view of the decorative returns of Rosmeen Gardens, which terminates the views of Clarinda Park North.



ABOVE: A view of Dublin Bay from the descending Clarinda Park West.

Royal Terrace

Architectural Conservation Area Appraisal

- Location
- Protected Structures
- Existing Conservation Area
- Proposed Changes to Boundaries
- Historical Development

LOCATION

Royal Terrace is located southeast of Dún Laoghaire town centre, and south of Tivoli/Corrig Road. Royal Terrace West is roughly axial to Mulgrave Terrace, which runs northwards before terminating with George's Street Upper. Royal Terrace East is roughly aligned with Corrig Park, a development of houses occupying part of the historic site of Corrig Castle, and built after 1950. Myrtle Park forms an extension of Royal Terrace East, where the eye is drawn by a slight descent southwards.

PROTECTED STRUCTURES

The following structures in Royal Terrace are listed as protected structures in Schedule 2 of the Record of Protected Structures in the Dún Laoghaire Rathdown County Development Plan 2004-2010:

- Nos. 1-32 Royal Terrace West.
- Nos. 1-16 Royal Terrace East.
- Royal Terrace House, Royal Terrace North.
- The Cottage Home (only rear site and boundary walls and buildings within the curtilage in existing conservation area boundaries).

DESIGNATED OBJECTIVES

Royal Terrace is identified as a conservation area, in the County Development Plan 2004-2010, with the boundaries shown on Development Plan, Map 3.

The rear site access lanes to Royal Terrace East and West have been identified in the following policy:

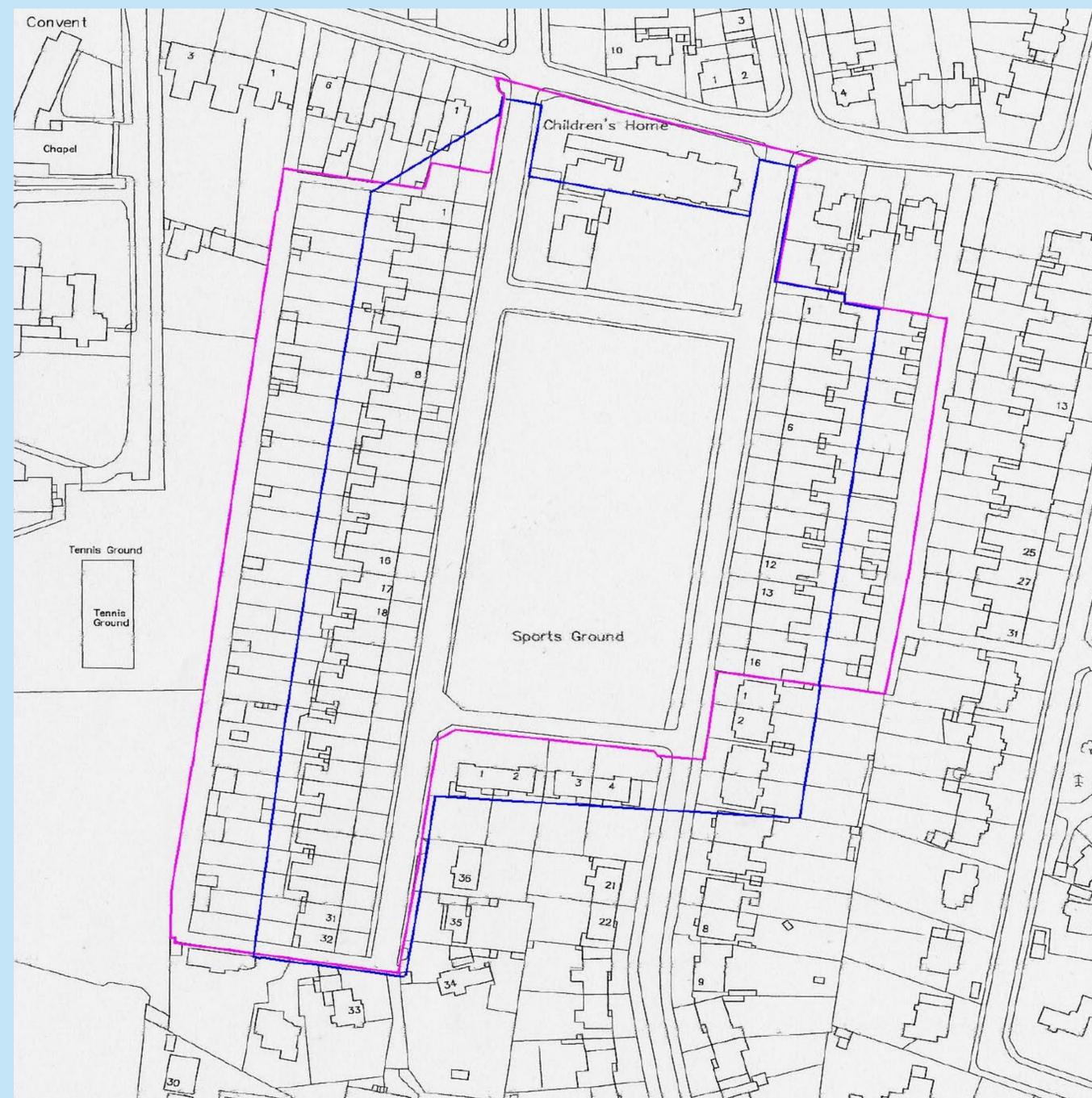
Policy RES11 Section 5.2.5 of County Development Plan 2004-2010, Mews Lane Housing states:

It is the Council policy to facilitate mews lane housing development in suitable locations

Mews Lane development is elaborated upon further in the County Development Plan, Section 5.5.5 **Mews Lane Development**. (pp. 78-79)

EXISTING CONSERVATION AREA:

The northern boundary begins at the junction with Royal Terrace East and includes the pavement to both sides, though does not include the piers flanking the entry to the park from Corrig Road. It continues southwards along the east pavement. On reaching the north boundary of No. 1 Royal Terrace East the boundary runs eastward and turns southward just beyond the return of No.1. From this point it runs in a straight line southwards, excluding the rear sites of Nos. 1-16. At the southern boundary with No. 16 Royal Terrace East it continues southwards to include the two pairs of semi-detached houses on Myrtle Park. At the southern boundary of the forth house it turns westward intersecting Myrtle Park to include Nos. 1-4 Myrtle Avenue, again excluding the rear



ABOVE: The existing conservation area boundaries have been highlighted in blue and the proposed changes to these boundaries have been highlighted in pink.

Royal Terrace

Architectural Conservation Area Appraisal

sites. At the junction with Royal Terrace West it runs along the eastern pavement before turning westward again running along the southern arm of Royal Terrace Lane. The boundary runs northwards just west of the returns of Royal Terrace West until the northern boundary of No.1. At this point it runs at an angle to the east, partially including the rear sites and a section of the return of the easternmost house of Carlisle Terrace. On reaching the western pavement of Royal Terrace West the boundary runs north along the pavement. At the junction with Corrig Avenue the boundary traverses the road running eastward, excluding the piers flanking entry to Royal Terrace West. It runs southward along the eastern pavement of Royal Terrace West before turning east directly to the rear of The Cottage Home for Little Children structure, thus including much of the site and curtilage buildings, but excluding the main building.

PROPOSED CHANGES TO THE BOUNDARIES

To the north it is proposed to include The Cottage Home for Little Children within the proposed architectural conservation area boundaries. The reason for this is the substantial contribution this historic building makes to defining the northern end of the park. The gate piers flanking the entry from Corrig Road to both Royal Terrace East and West should be included. It is proposed to more precisely define the north-western corner of the boundary to include the boundary wall of No. 1 Carlisle terrace but not the house or site. It is further proposed to exclude the rear sites of any house of Carlisle terrace, but to include the rear site access lane and Royal Terrace lane to include the western rubble granite boundary. The rear sites of all of Royal Terrace East and West are to be included. The rear site access lane to Royal Terrace, which shares a boundary with the proposed Crosthwaite Park architectural conservation area, is also to be included. Nos. 1-4 Myrtle Park are to be excluded and only the pavement along the south-eastern end of Royal Terrace East and the pavement along the south side of Myrtle Avenue, are to be included, therefore omitting Nos. 1-4 Myrtle Avenue. These houses have been excluded principally because it is the boundary walls and pavement, which define the southern boundary. The tree planting along the front sites of Nos. 1-4 omits any meaningful relationship between these houses and the park.

HISTORICAL DEVELOPMENT

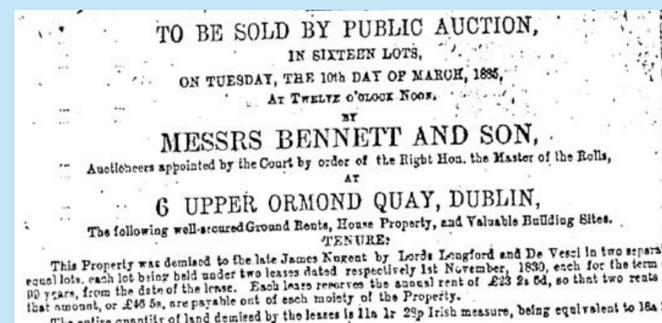
Prior to the construction of the Harbour there was very little development in the area of Dún Laoghaire. In the area to be occupied by Royal Terrace, to the south of Corrig Castle, there is virtually no development evident in Talyor's map of 1816. Following the construction of Dún Laoghaire Harbour and the Dublin-Kingstown Railway Dún Laoghaire developed rapidly.

The 1843 Ordnance Survey Map shows the undeveloped future site of Royal Terrace between Lodge Park and the grounds of Ashgrove Lodge. Note that Corrig Avenue has been laid out at this stage (see figure 2).

The developer of Royal Terrace was Francis J. Nugent, a prominent businessman and onetime member of the Kingstown Commissioners. Nugent had acquired rights to the land from Lords Longford and De Vesce (See figure 3).

Royal Terrace West was the first of the two terraces to be constructed and was completed between 1859 and 1861. In contrast, Royal Terrace East was constructed in fits and starts (numbers 1-10 were built and occupied by 1863 while the rest of the terrace was only fully occupied by 1866).

As can be seen from the 1866 Ordnance Survey (see figure 4) Map the two terraces are virtually parallel to each other and the intervening park is more or less equilateral. It is not known if the two terraces were intended to be developed to the same length but the extended avenue on the east side suggests that more houses were intended. By 1911 The Cottage Home is shown to the north of Royal Terrace House. Further development of the square did not take place until the middle of the twentieth century. The park of Royal Terrace remained undeveloped until a hockey pitch was laid out in 1922. This was the home of Monkstown Hockey club until 1989 when the land was sold to Dún Laoghaire Borough Corporation.



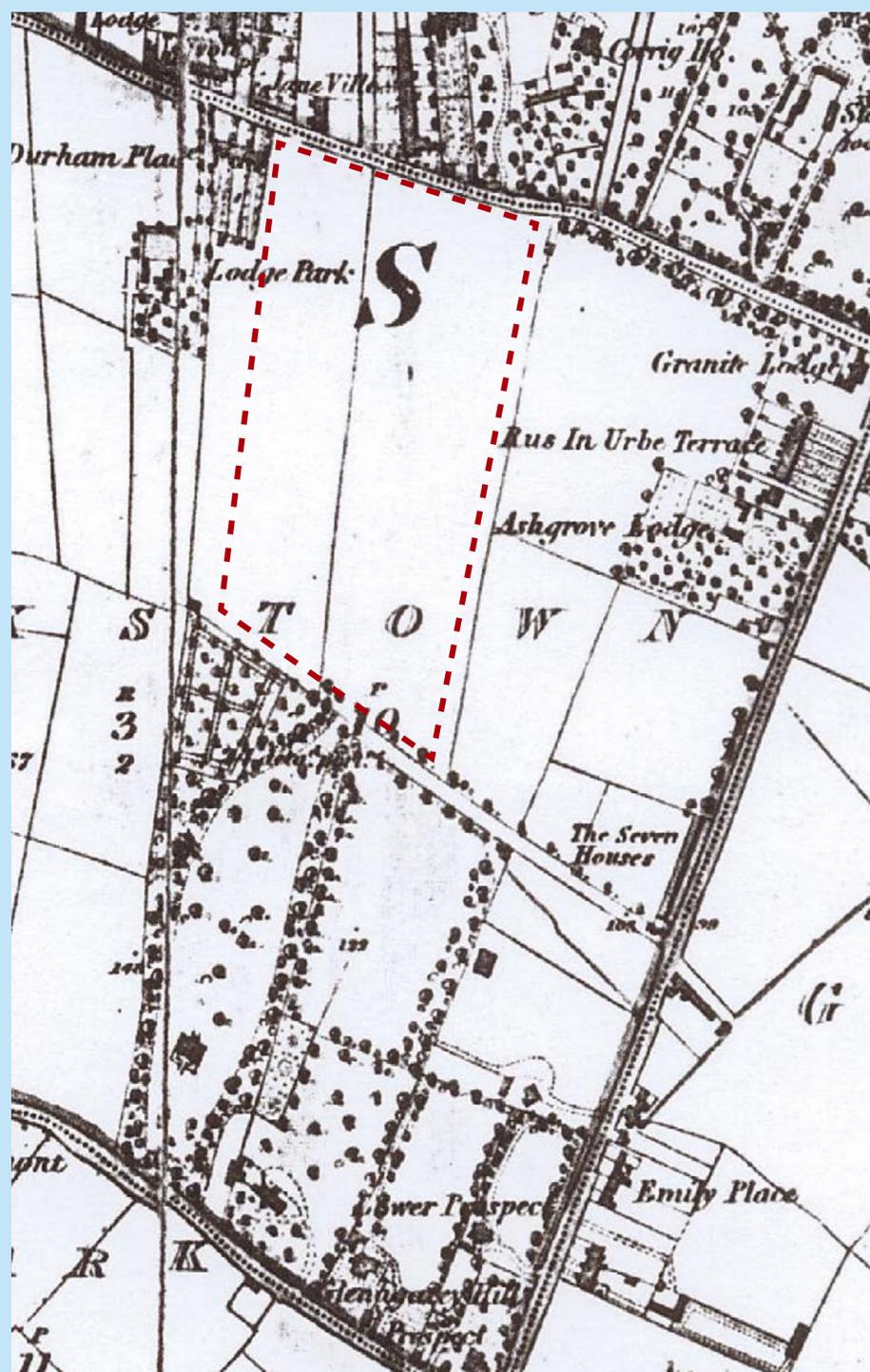
ABOVE: Detail from a public notice from 10th March 1855, indicating the tenure of the land and the ground rents being auctioned.



ABOVE: A view of Royal Terrace West from Tivoli Road

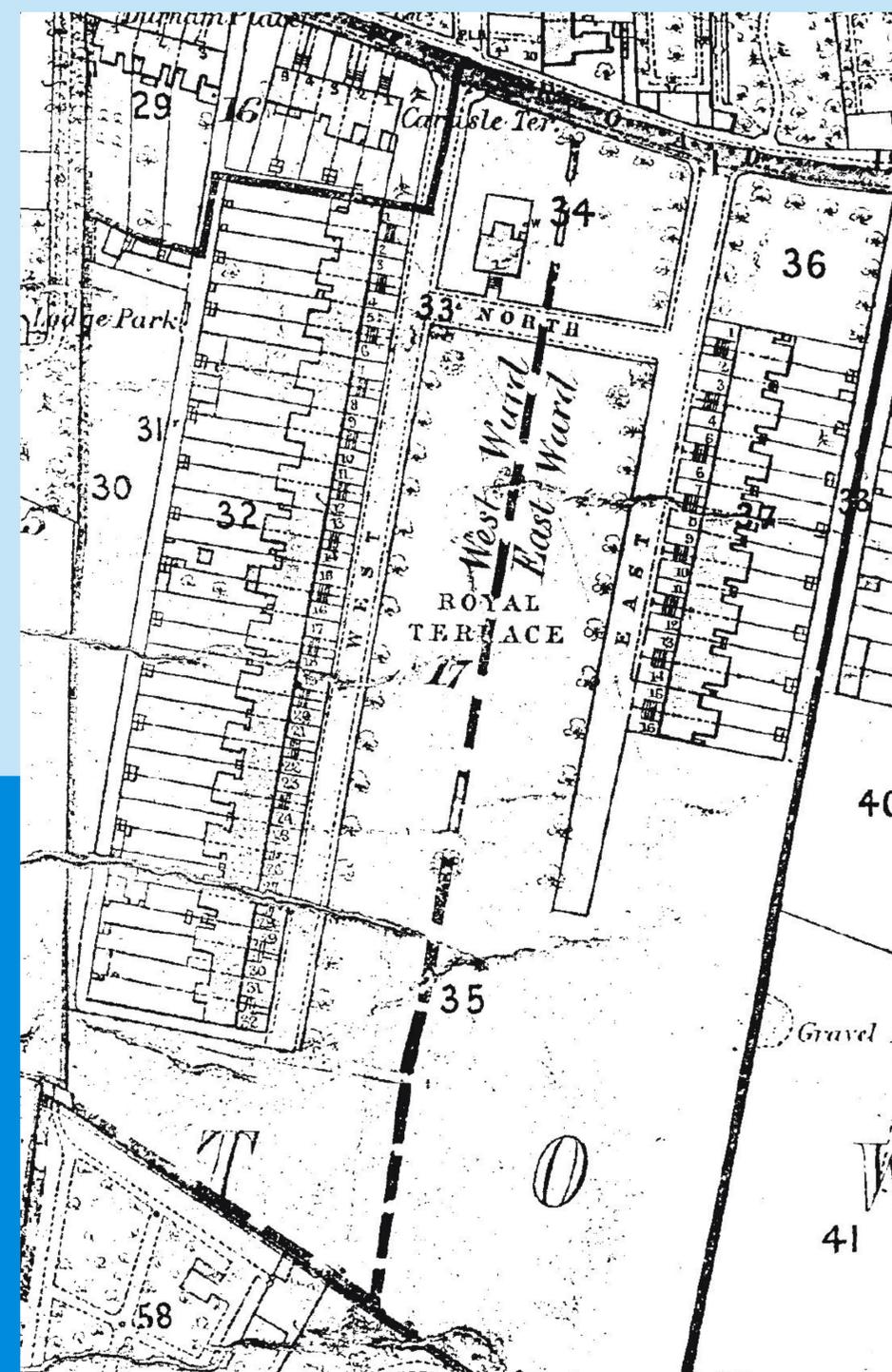
Royal Terrace

Architectural Conservation Area Appraisal



LEFT: Figure 2. 1843 6" ORDNANCE SURVEY MAP OF COUNTY DUBLIN

Royal Terrace West was developed on the plot of land (or field, were it more rural in context) to the right (or east) of Lodge Park and just south of Durham Place (Now Carlisle Terrace). The southern boundary of Royal Terrace West was defined by the existing boundary with Ashgrove Lodge, which is the heavily wooded grounds below the lettering "KINGSTOWN". The eastern boundary of Royal Terrace is defined by the existing plot boundary that intersects with the "R" of Rus-in-Urbe Terrace. This plot line is today the rear site access lane shared by Crosthwaite Park West and Royal Terrace East.



RIGHT: Figure 4. 1866 ORDNANCE SURVEY MAP OF COUNTY DUBLIN

This 1866 Ordnance Survey Map indicates that Nos. 1-32 Royal Terrace West and Nos.1-16 Royal Terrace East were fully completed at the time of surveying in 1865.

The urbanisation of the landscape of Dún Laoghaire in the years succeeding 1847 is staggering, and what were once enclosed rural fields, have become terraces, squares and rows of houses.

Royal Terrace

Building Styles & Types

BUILDING STYLES & TYPES

Royal Terrace is composed of two mid-19th century uniform terraces of houses, arranged to east and west of a railed oblong square-plan park.

The two-bay two-storey over basement stucco-rendered façade is the house type of the uniform terraces. Each house is built back-to-back to form a pair with return structure engaged with the house with whom a front door is shared. Three-sided oriel canted bay window at first floor level are paired with the houses sharing a chimneybreast party wall.

The north and south sides were not developed in the same manner, though it must have been the intention originally to enclose the four sides of the park with uniform terraces. Royal Terrace North offers two buildings of architectural interest. To the north, Royal Terrace House and the rear elevation and rear site of the late 19th century Cottage Home, overlooks the park. The south side of Royal Terrace (Myrtle Avenue) comprises four semi-detached post 1950s houses.

There is a prominent example of pastiche development on Royal Terrace, which is exceptional in the degree of accuracy and faithfulness to Royal Terrace West, which it adjoins. The house follows the format of the two-bay two-storey over



ABOVE: A successful pastiche design which occupies a formerly empty site to the north of no.1 Royal Terrace West. Crucially, the proportions of the window and door openings are accurate

basement house, with granite steps to the front door. In this instance it would appear to make sense to construct a pastiche as the house is the first in the terrace and holds a prominent position.

THE COTTAGE HOME

The Cottage Children's Home is the building that stands out the most as a landmark structure within Royal Terrace. Not only by virtue of its scale, unrivalled elsewhere on the Terrace, its style is also unlike anything else. It is located to command great presence and can be seen from any point on the park. The rear elevation characterised by tall gabled breakfront walls and double height three-sided canted bay windows, and red brick dressing give an additional local uniqueness to the structure. From Tivoli Road the presence of the Cottage Home is equally strong.



ABOVE: The Cottage Home was built in 1886 following its establishment by an endowment in 1879 from a Miss Barrett and was the last of 3 orphanages built in the area. The roof is steeply pitched with tall brick chimney stacks and covered with red tiles. These features give this Victorian building a Neo-Tudor ambience.

ROYAL TERRACE HOUSE

Royal Terrace House, is a large detached three-bay two-storey over basement house which stands to the west of the Cottage Home overlooking the park square from Royal Terrace North. The highly exposed nature of the corner site on which it was built renders each side, including the rear elevation and full height return, visible.



ABOVE: Views of Royal Terrace House, the largest and most distinguished house in Royal Terrace and the only house on the north side of the square.



ABOVE: The 1950's houses on Myrtle Park. Note the contrasting form with the mid 19th-century terraced houses of Royal Terrace East



ABOVE: Views of Royal Terrace House, the largest and most distinguished house in Royal Terrace and the only house on the north side of the square.

Royal Terrace

Streetscape

STREETSCAPE

- Character of Open Space
- Paving and Parking
- Street Furniture
- Views and Vistas

CHARACTER OF OPEN SPACE

The park square in Royal Terrace is approximately 4 acres in extent and is roughly equilateral, which is unique among the three park square developments in Dún Laoghaire. The park forms the focal point of the area and is clearly defined by continuous cast-iron railings, with a fine stone and iron entrance on its north side, facing Corrig Road.

Tree planting is restricted to the park side pavement and is concentrated within the park square, which has been replanted in recent years. Around the park perimeter two rows form a traditional tree lined walk, which will in time prove to be an important contribution to the streetscape. Residentes are involved in an annual campaign planting bulbs

Views of Royal Terrace East and West are uninterrupted from within the park and the overall special character is one of openness.

The park is informally used for sports, which is a tradition common to both Clarinda Park and Crosthwaite Park.

Overall the park is very well maintained. It could benefit from imaginative planting around the perimeter that enhances the boundary edge. The introduction of seating on the park would also add to the amenity value for both residents of the park and the public in general visiting the park.

PAVING AND PARKING

The pavement to the east giving access to the front sites of the houses along Royal Terrace East is paved in poured concrete with intact historic granite kerbstones. The pavement giving access to the railed park has been narrowed along much of its length to provide for additional car parking spaces. The pavement giving access to the railed park at Royal Terrace north is quite narrow, and is paved in asphalt and edged with concrete kerbstones. On-street car parking is available.



ABOVE: A view of the recently planted tree-lined walk carried out by the local authority in recent years. The western bay of Royal Terrace House will in time terminate a vista framed by these trees.

STREET FURNITURE

There is limited historic street furniture on Royal Terrace with none at all present on Royal Terrace East or North. Piers define the formal entrance to the east side of the park from Corrig Road. The boundary railings of the park are twentieth century.



ABOVE: The pier flanking the entrance to Royal Terrace

The rendered piers flanking the entrance to Royal Terrace East and West from Tivoli Road are of huge significance in terms of understanding and reading the architecture of the park. The piers were erected to define the exclusive development of Royal Terrace, in the same manner as the piers, which flank the entry to Clarinda Park East and Crosthwaite Park from Corrig Road.



ABOVE: A view of the park towards the north where Royal Terrace House and The Cottage Home can be appreciated.

VIEWS AND VISTAS

The vista terminating the northern end of Royal Terrace East is the rather undistinguished off-centred entrance to Corrig Park. There is no southern vista to speak of, as the road continues southwards past the terrace, descending slightly downhill on a south easterly direction before disappearing from view.

The vista terminating the northern end of Royal Terrace West is defined by fine views of the spire of Saint Michael's Roman Catholic Church, Royal Marine Road, designed by Dublin City Architect C.J. McCarthy (son of J.J. McCarthy). The spire is virtually centred in the vista thus forming one of the most pleasing vistas of the park squares in Dún Laoghaire.



ABOVE: A view of the pavement on the east side which is somewhat visually unpleasant in its current state. However, the original granite kerbing enhances the appearance.



ABOVE: A view from Royal Terrace East of Royal Terrace North. The isolated Royal Terrace House, is an historic established view.

Crosthwaite Park

Architectural Conservation Area Appraisal

- Location
- Protected Structures
- Existing Conservation Area
- Proposed Changes to Boundaries
- Historical Development

LOCATION

Crosthwaite Park is located south of Corrig Road approaching the junction with Glenageary Road Lower, with Clarinda Park located to the north side of Corrig Road. The west side of Crosthwaite Park backs onto the east side of Royal Terrace.

PROTECTED STRUCTURES

The following structures in Crosthwaite Park are listed as protected structures in Schedule 2 of the Record of Protected Structures in the Dún Laoghaire Rathdown County Development Plan 2004-2010:

- Nos. 2-32 (even) Crosthwaite Park East
- Nos. 4-20 (even) Crosthwaite Park South
- Nos. 1-31 (odd) Crosthwaite Park West

Designated Objectives

Crosthwaite Park is identified as a conservation area, in the County Development Plan 2004-2010, with the boundaries shown on Development Plan, Map 3.

The rear site access lane to Crosthwaite Park West has been identified in the County Development Plan 2004-2010, as an area for potential mews lane development:

Policy RES11 Section 5.2.5 of Dún Laoghaire-Rathdown County Development Plan 2004-2010, Mews Lane Housing states:

It is the Council policy to facilitate mews lane housing development in suitable locations

The principles for mews development are elaborated upon in Section 5.5.5 Mews Lane Development of the County Development Plan 2004-2010 (pp. 78-79).

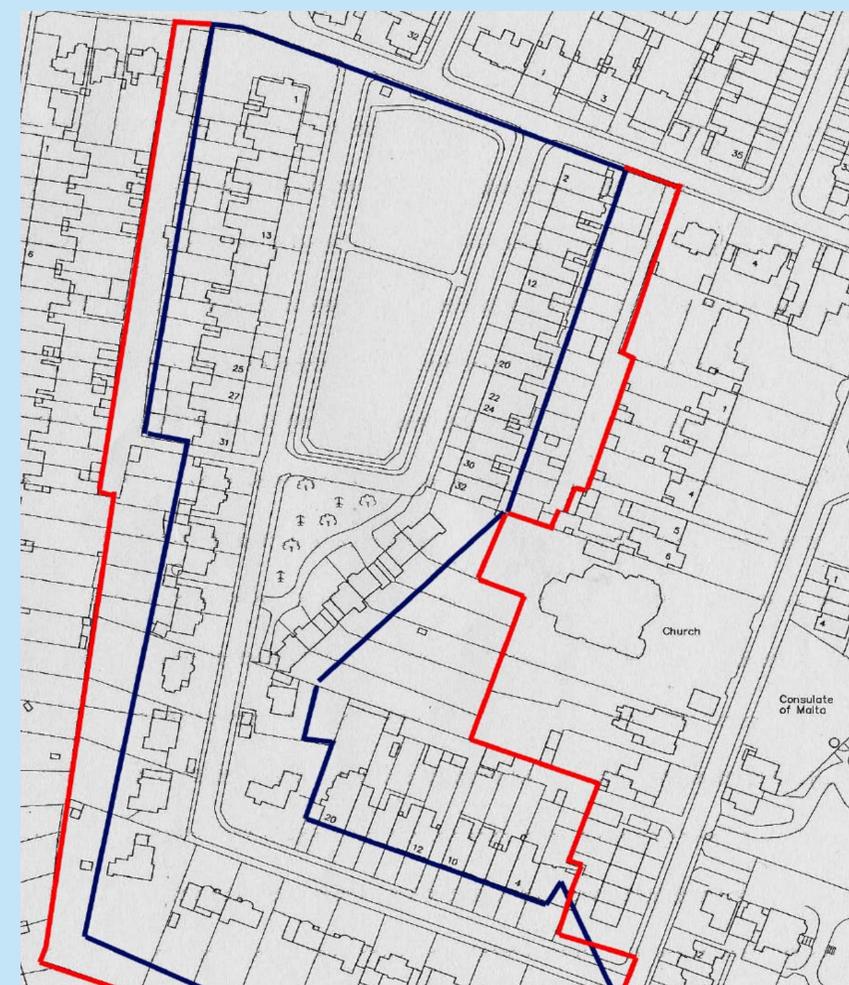
Existing Conservation Area:

Beginning at the northwest the boundary runs along the northern boundary wall of No. 1 Crosthwaite Park West, running eastwards intersecting the junction with Crosthwaite Park West before running again eastward to meet the junction with Crosthwaite Park East. The conservation area boundary then runs southward intersecting the rear site gardens of Nos. 2-32 Crosthwaite Park East. From the boundary wall of No. 32 Crosthwaite Park East the boundary runs southwest intersecting the rear sites of the six Arts and Crafts houses and two detached houses on Crosthwaite Park West. The boundary line runs eastwards along the north side of Crosthwaite Park South, excluding the houses Nos. 2-20 but including their front sites. Approaching the junction with Glenageary Road Lower the boundary runs south-eastwards excluding the piers at the road junction. Then the boundary runs west intersecting the rear sites of the houses facing north onto Crosthwaite Park South. The boundary eventually runs northwards intersecting the rear sites of 1920s and 1940s houses facing east onto Crosthwaite Park West. At the junction of the rear site access lane to the rear of Crosthwaite Park West the boundary kicks slightly westward before progressing northward along the rear site boundaries of Nos. 1-31, excluding the lane.

PROPOSED CHANGES TO THE BOUNDARIES

It is proposed that the eastern and western boundaries be extended to include the rear sites and lanes of Crosthwaite Park East and West. It should also include the rear sites of the Arts and Crafts houses which join the east and west sides of the park.

The boundaries enclosing Crosthwaite Park South should be extended to include the structures Nos. 2-20 on the north side of the road together with the associated rear sites and the rear site access lane. The southern boundary should be also extended to fully include the rear sites of houses facing north onto Crosthwaite Park South, and to include the rear sites of houses on the west side of Crosthwaite Park West.



ABOVE: The existing boundaries of the Crosthwaite Park Conservation Area have been highlighted in blue. Proposed amendments to the boundaries have been delineated in red.

Crosthwaite Park

Architectural Conservation Area Appraisal

HISTORICAL DEVELOPMENT

Crosthwaite Park is a development, which was led by the prominent local businessman John Crosthwaite. He is recorded in Thom's Directory and Almanac in 1867 residing at The Hall, Glenageary Road, Kingstown. In 1868 he is recorded at No. 1 Crosthwaite Park South, which leads one to assume that The Hall is, in fact, No. 1 Crosthwaite Park South. It should be remembered that while part of the former development, it was built facing Gleangear Road Lower

In 1865, Crosthwaite Park East was largely complete with Nos. 1-13 built and occupied while Nos. 14-16 were vacant, which suggests that the houses had just been completed. The numbering system was not yet changed to even on the east side, and odd numbers on the west side.

EARLY RESIDENTS

Apart from John Crosthwaite, the other most notable residents of Crosthwaite Park include John Millington Synge (1871-1909), who resided at No. 31 Crosthwaite Park between 1890 and 1906. Synge is amongst Ireland's most prominent twentieth century writers, whose work includes: *In the Shadow of the Glen*, (1903), *Riders to the Sea* (1904), *The Well of the Saints* (1905) and *The Playboy of the Western World* (1907). Synge together with W.B. Yeats and Lady Gregory cofounded the famous Abbey Theatre.

THE NINETEENTH CENTURY

An early view of Crosthwaite Park is the Lawrence Collection photograph (right), which dates from 1870 to 1914, when most of the collection was photographed. Given the appearance of the houses in the image and the maturity of the trees, this image appears to date to the last decade of the nineteenth century. The image shows the park laid out with rows of what appear to be tennis courts, each of which has been separated by a short terrace.



CROSTHWAITE PARK, KINGSTOWN. 5553. W. L.

ABOVE: An early view of Crosthwaite Park from the Lawrence Collection

Crosthwaite Park

Architectural Conservation Area Appraisal

1866 ORDNANCE SURVEY

This section of the 1866 Ordnance Survey Map shown here to the right, indicates that Nos. 1-31 Crosthwaite Park West and Nos. 2-30 Crosthwaite Park East have been fully completed at the time of surveying in 1865. The first four houses of Crosthwaite Park South have been constructed, with the characteristic bookend end of terrace house, facing onto Glenageary Road Lower

It was to take approximately seventy years for the rest of Crosthwaite Park to be developed.

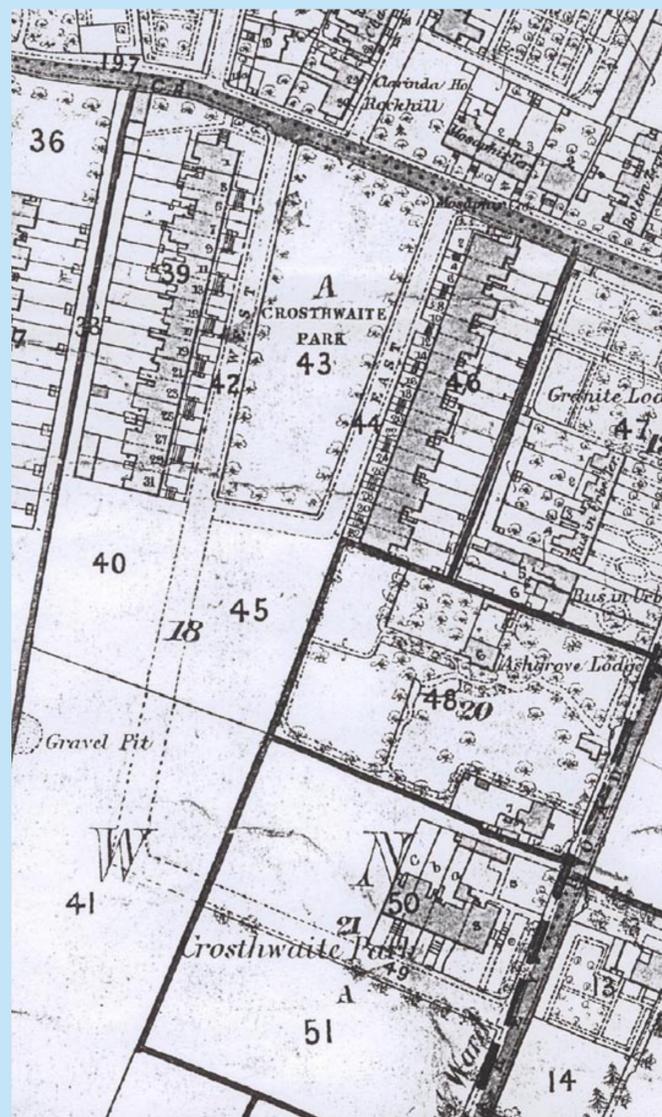
1875 ORDNANCE SURVEY

This map (right) indicates that little has changed in the ten years since the 1866 map was surveyed. What is interesting is the presence of outbuildings, carriage buildings, or what we today refer to as mews buildings, to the rear of No. 1 Crosthwaite Park West. There are also significantly scaled "mews buildings" to the rears of 29 and 31 Crosthwaite Park West and No. 14 Crosthwaite Park East, which survive with varying degrees of intactness today. The park is lined with trees, many of which we enjoy today.

Traditionally Crosthwaite Park was developed not just to meet the market demands of owner-occupiers but also seasonal occupiers, those who spent the summer months by the sea, and even those who moved quite often, leasing property to suit financial and social circumstances. The concept of owner-occupier was not as much the norm as it is today.

EARLY TWENTIETH CENTURY

The 1920s and 1930s saw immeasurable change in Crosthwaite Park, with development taking place along the southern end of Crosthwaite Park West, the south side of Crosthwaite Park South, and the extension of Crosthwaite Park East by the construction of a group of six houses.



ABOVE: The Ordnance Survey Map of 1866.



ABOVE: Aerial Image of Crosthwaite Park as it exists today.



ABOVE: The Ordnance Survey of 1875.



ABOVE: The 1935 Ordnance Survey Map

Crosthwaite Park

Building Styles & Types

BUILDING STYLES & TYPES

Crosthwaite Park is composed of three mid-19th century uniform terraces of houses, two of which have been arranged to east and west of a roughly square-plan railed park, and a further terrace to Crosthwaite Park South, which is unrelated to the formal layout of the east and west sides. As well as two mid 19th century terraces Crosthwaite Park South has additional developments belonging to the 20th century.

Crosthwaite Park East and West

The houses on both sides of the square in Crosthwaite Park are very similar. The one major difference being that the houses on the east side have two storeys over basements, while those on the west side have three storeys. Also, the elaborate stucco decoration around the doorcases of the west side is not present on the east side.



ABOVE: Crosthwaite Park West, a majestic terrace of sixteen three-storey houses.

Crosthwaite Park West is probably one of the most majestic of terraces in all of Dún Laoghaire Rathdown. Built on an extravagant scale, with exuberant architectural detailing, which is again not typical in the county. Unlike the variations, which exist on Crosthwaite Park East and South, the west side is almost fully uniform.



ABOVE: No. 1 Crosthwaite Park West has a pivotal position in the Park being located on a large corner site at the formal entrance to the park and terminating the vista of Corrig Avenue

In the early 20th century, a group of six houses were built to the south of Crosthwaite Park East, which contrast strongly with the uniform terrace of the 19th century.

No. 1 Crosthwaite Park West

No. 1 terminates the north end of Crosthwaite Park West in the same way as those terminating the north and south ends of Clarinda Park East, and has the effect of a strong book ending to the terrace. It occupies a key location, as it is where one formally enters the park.

Leysin – Verdemay – Glenard – Bromley – St. Jude’s – Jesmond

Located at the southern end of Crosthwaite Park East, are three pairs of semi-detached units, each facing onto a shared open front site.

The layout of this development belongs to the concept of the garden suburb, which was established in England by Ebenezer Howard in the late 19th-early 20th century. The idea involved low-density suburban developments, which employed both urban and rural ideas in both layout and design.



ABOVE: 'Garden suburb' located at the southern end of Crosthwaite Park East forming three pairs of semi-detached units, each facing onto an a shared open front site.

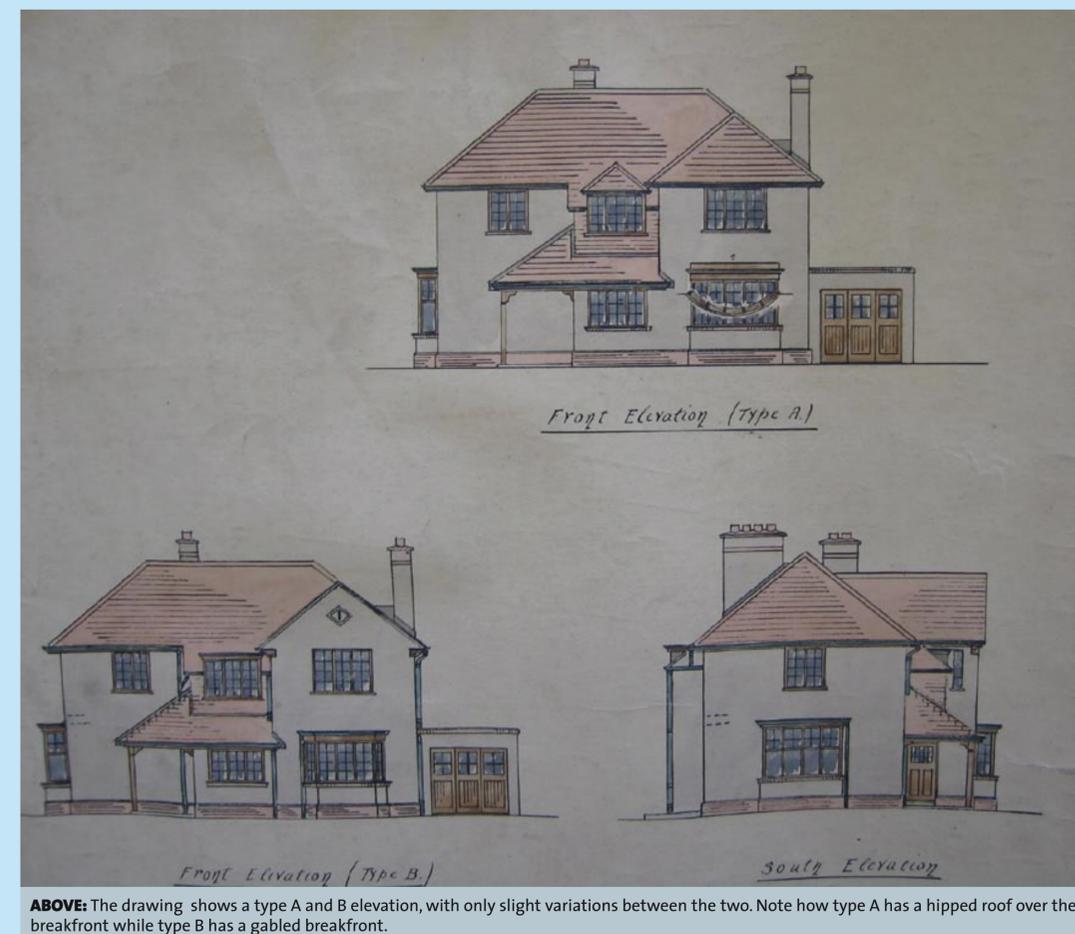
The contrast to the sober uniformity of the mid-19th century terrace could not be more obvious. Roughcast render replaces smooth ruled and lined render. Steep roofs replace the low M-profile roof, and the overhanging eaves replace the parapet. Each has a single-bay two-storey gabled breakfront, with elaborate timber strut panelling to the bay aprons and gables. Pantile roof coverings provide strong contrast to the stucco maritime qualities of the mid-19th century terraces.

Crosthwaite Park South

Crosthwaite Park South was left undeveloped on the south, west and east sides until the second decade of the twentieth century when a number of quite interesting houses were constructed. These new houses form a distinct difference to the mid 19th century urban terraces. Instead, inspired by the garden city concept of house design, each unit occupies quite a large plot relative to the scale of the house.



ABOVE: Designed by W.M. Mitchell and Sons, architects, for Colonel King-Harman in 1927, Epworth is one of 3 substantial three-bay two-storey houses and form the largest of the detached houses on the road. The design is dominated by a single-bay two-storey gabled breakfront, attached to which is a covered entrance porch, with a dormer above.



ABOVE: The drawing shows a type A and B elevation, with only slight variations between the two. Note how type A has a hipped roof over the breakfront while type B has a gabled breakfront.

Crosthwaite Park

Streetscape

- Character of Open Space
- Paving & Parking
- Street Furniture
- Views and Vistas

CHARACTER OF OPEN SPACE

The railed park forms the focal point of the area and is clearly defined by continuous cast-iron railings, with a fine stone and iron entrance on its north side, facing Corrig Road.

Unlike Clarinda Park or Royal Terrace this enclosed railed space, embodies a sense of complete physical separateness from the terraces, while forming an inherent part of the overall formal grand composition of the terraces. The park is very well maintained with mature trees around the railed perimeter and the provision for public seating is excellent, and at every turn the wanderer through the park is invited to stay and enjoy the quiet and seclusion the park offers.



ABOVE: View of park interior

Nowhere is the important positive contribution of historic tree planting more effective than the belts of trees lining the perimeter of Crosthwaite Park. The border planting also forms an integral part of the character of both the park and the streetscape, adding a further sense of enclosure. On Crosthwaite Park South there is an emphasis on private open space, which is rare in the context of Crosthwaite Park as a whole. Crosthwaite Park South is somewhat disconnected from the formality associated with both the east and west side of the park, both of which overlook the park.



ABOVE: View of park interior



ABOVE: View of the formal entrance to the park. Only the outer panel of the cast-iron gate piers survive. Happily the original gates remain.

PAVING AND PARKING

The pavement is composed of concrete but intact historic granite kerbstones survive on Crosthwaite Park East and West and in the perimeter around the park. The majority of the parking is on street with little off street parking.



ABOVE: The trees lining the eastern side of Crosthwaite Park enhance the historic character of the street and help to create a sense of enclosure.

STREET FURNITURE

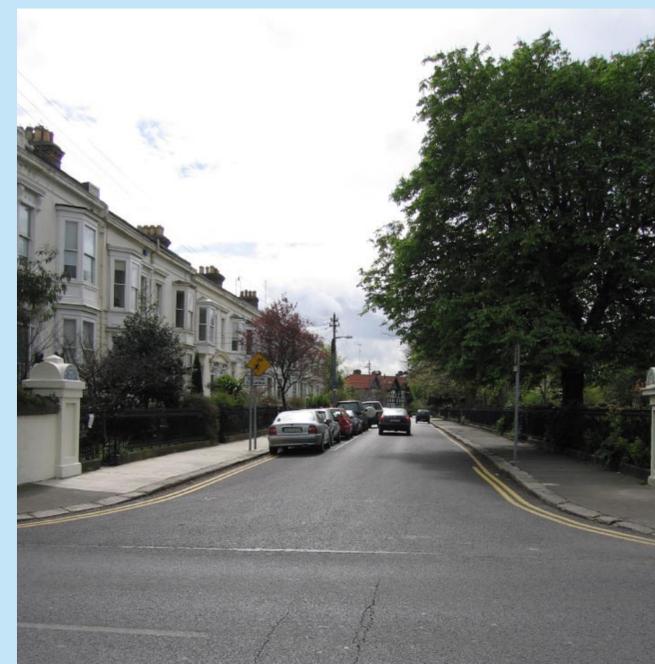
There is no historic street furniture on Crosthwaite Park. The existing furniture comprises mild steel standards supporting electrical and telecommunication wiring. Pay and Display parking metres are also located on the pavement but the impact of these is minimised by the discreet locations.

VIEWS AND VISTAS

The vista terminating the northern end of Crosthwaite Park East is the off-centred front elevation and boundary wall of Mosaphir Terrace. This view is a reminder of the gradual development of the suburban character during the building boom of the mid-19th century.

The vista terminating the northern end of Crosthwaite Park West is the rubble granite boundary wall of No.32 Clarinda Park West. From the southwest corner there is a handsome view into the park and of the east terrace side beyond.

The vista terminating the eastern end of the Crosthwaite Park south is the rubble stone boundary wall of Langara, behind which modern housing development can be viewed.



ABOVE: A view of Crosthwaite Park East, where the vista is terminated by Arts and Crafts houses, and the view is framed by mature trees to the west.



ABOVE: Traditional Granite Kerbing and Cast-iron railings bounding park



ABOVE: A view of Crosthwaite Park West from Corrig Road, which highlights the striking grand composition of the terrace.



ABOVE: Crosthwaite Park terrace viewed from the southern end of the street towards the north. Note the dramatic impact of the television aerials on the overall appearance of the terrace.

Pembroke Cottages

Architectural Conservation Area Appraisal

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

LOCATION

There are three groups of Pembroke Cottages in the Dún 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.

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 (Church of

the Assumption) 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 Sandymount, 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, such as the Dundrum Town Centre, 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 Dublin City 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

Architectural Conservation Area Appraisal

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.

Existing 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 in the map over, 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 over 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.



ABOVE: View of the Pembroke Cottages, Booterstown Avenue

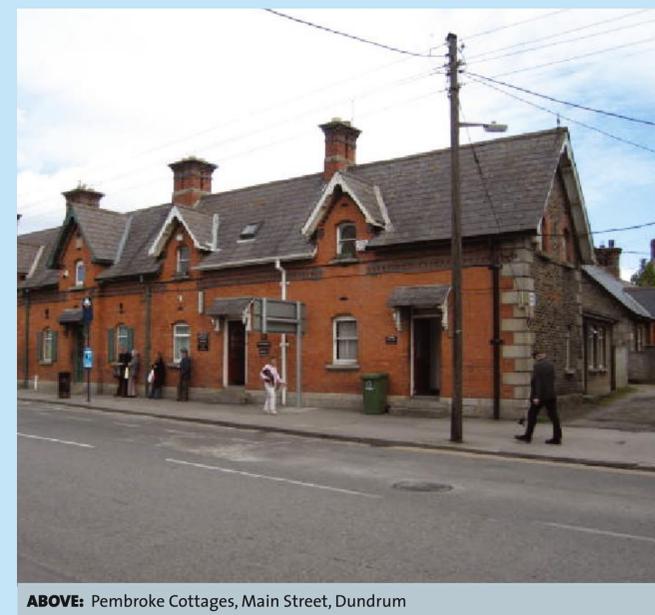
PEMBROKE COTTAGES, DUNDRUM

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.



ABOVE: Pembroke Cottages, Main Street, Dundrum

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.

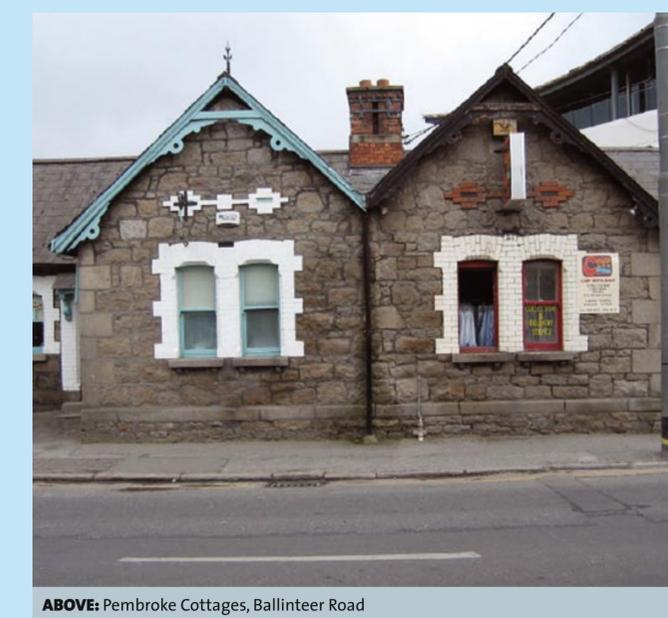
Existing Conservation Area Boundaries

The boundaries of the Conservation Areas, which appear on Map 1 of the County Development Plan 2004-2010, are delineated in the map over 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 and no changes are proposed.



ABOVE: Pembroke Cottages, Ballinteer Road

Pembroke Cottages

Architectural Elements & Details

ARCHITECTURAL ELEMENTS & DETAILS

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

However some core principles 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 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.

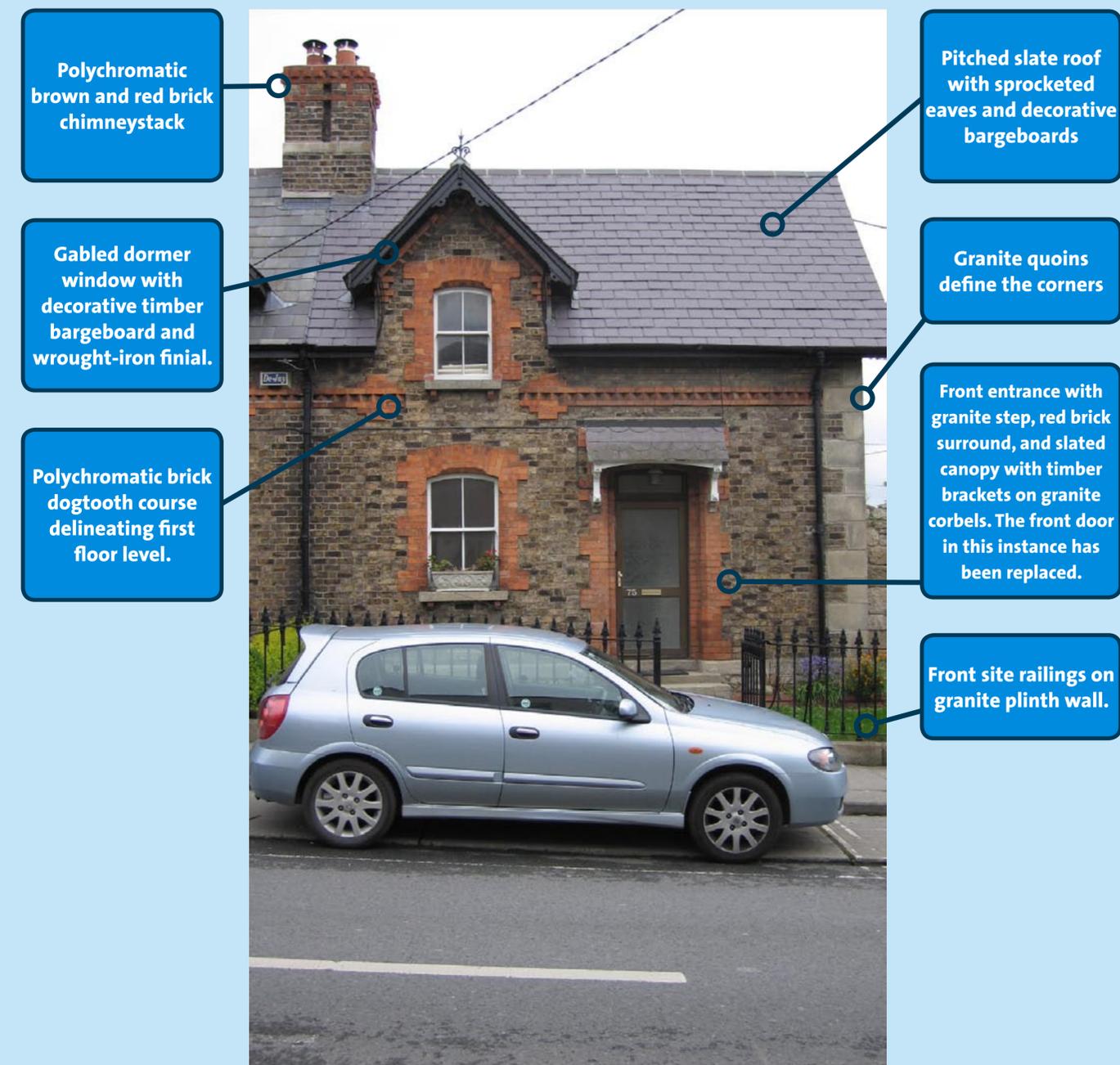
Timber is used for windows and doors and as such form standard elements of an historic building. It is also used to great effect in the embellishment of the dormer gables and gabled side elevations.

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



ABOVE: The main facing brick is Brown with red brick used to dress window and door surrounds.

PEMBROKE COTTAGES, BOOTERSTOWN



Polychromatic brown and red brick chimneystack

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

Polychromatic brick dogtooth course delineating first floor level.

Pitched slate roof with sprocketed eaves and decorative bargeboards

Granite quoins define the corners

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

Architectural Elements & 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 on 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.

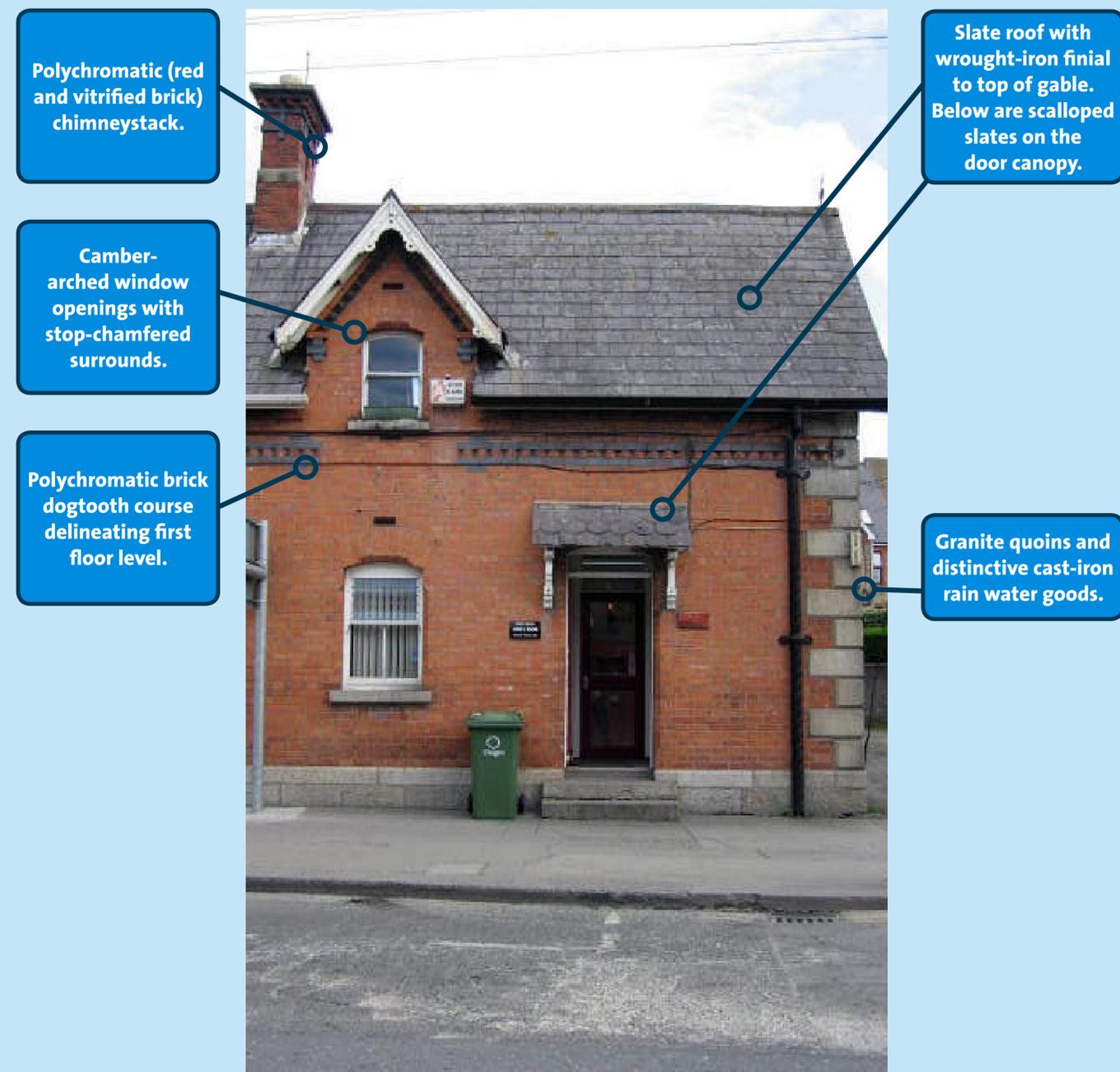
Wrought-iron in the form of a mounted finial emphasises the top of each gable.

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.

Polychromatic brick dogtooth course delineating first floor level.

Slate roof with wrought-iron finial to top of gable. Below are scalloped slates on the door canopy.

Granite quoins and distinctive cast-iron rain water goods.

Pembroke Cottages

Architectural Elements & 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 door 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.



ABOVE: Timber oriental-style bracket supporting door canopy.

PEMBROKE COTTAGES, BALLINTEER ROAD, DUNDRUM



Recovered artificial slate roof. The original roofing material would have been Blue Bangor slates.

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 brick dressings to the window openings have been painted.

Pembroke Cottages

Condition of Built Fabric

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 render 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 reference 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 brick dressings to door and window openings have been painted over.

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 largely two-over-two timber



ABOVE: Loss of original sash window

sash windows have an arched upper sash, which follows the arc of the camber-arched opening.

The pandemic use of uPVC windows as an alternative to original timber sash windows has not escaped the Pembroke Cottages. Where loss has occurred the reinstatement of the traditional window type is encouraged, as they are an important element of the character of these cottages.

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 a variety of types often with large glazed panels to increase light entering the hall. It would be desirable to return to the original door type modified by a glazed pane to allow for better light quality.

Alterations to Roof Profile

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 can be quite intrusive if not treated sensitively. This is elaborated on further in the section on Policy Recommendations.

Loss of Original Rear Site Boundaries

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 profile



ABOVE: Painting of polychromatic brick façade.



ABOVE: Rendering of polychromatic brick façade.



ABOVE: : Loss of original front door.

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 (ACA). The next step is to develop agreed policies, which will inform future development within the area.

The aim is to provide a framework of policies that will permit a degree of flexibility in terms of design, consistent with the maintenance and improvement of the essential character of the Architectural Conservation Area (ACA).

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 of Dún Laoghaire Rathdown County Development Plan 2004-2010 states:

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

1.0 POLICY RECOMMENDATION 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 and enhancement.

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.

2.0 POLICY RECOMMENDATION DESIGN GUIDELINES

PR 2.1 New Build Guidelines

It is Council Policy that all extensions within the Pembroke Cottages ACA's will require planning permission. Planning permission will not normally be approved for developments that are not consistent with and complimentary to the character of the ACA



ABOVE: A large extension on a corner site, which has been built out onto the boundary edge.

Some informing principles for new build

- In general only single-storey or 1 ½ 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 slope.
- Encouragement will be given to contemporary high-quality design and layout.
- A flexible approach to internal alterations shall be adopted to facilitate the most imaginative and sensitive approach to new build.

Pembroke Cottages

Policy Recommendations

3.0 POLICY RECOMMENDATION REINSTATEMENT

The Planning 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 are an important step in raising awareness of the unique heritage of the particular area.

4.0 POLICY RECOMMENDATION ENHANCEMENT OF PUBLIC DOMAIN

PR 4.1 Public Domain

It is Council Policy to protect and enhance the special character of the public domain of the ACA

Local Authority Environmental Improvements

The Local Authority shall endeavour, to ensure that works undertaken within the Architectural Conservation Areas are of the highest standards and compliment the enhancement policies of the area.

The Dundrum Urban Structure Plan (USP) (Dún Laoghaire Rathdown County Development Plan 2004-2010, Section 3.3, P35) recognises the importance of Dundrum town centre.

Many of the Planning Principles outlined in section 3.3.3. are relevant to the ACAs. Section 3.3.3. (3) recognises that environmental improvements should complement the historic centre of Dundrum in the vicinity of the Protected Structures and the ACAs

Retention of historic paving

Section 10.2.2 Policy AR2 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

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 Section 10.3.2 of the County Development Plan 2004-2010 which states: "It is Council policy to seek the placing underground of all electricity, telephone, and TV Cables."

Projecting Signage and Wall Plaques

Projecting or hanging signs will generally be limited to a maximum of one per frontage.

5.0 POLICY RECOMMENDATION SKYLINE CLUTTER: ALARM BOXES, ELECTRICAL WIRING, TV AERIALS AND SATELLITE DISHES.

PR 5.1 Satellite Dishes

It is Council Policy to not normally permit the placing of satellite dishes on front elevations or above ridge lines of houses within these ACAs.

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.

6.0 DEVELOPMENT CONTROL GUIDANCE

EXEMPTED DEVELOPMENT

The designation of an Architectural Conservation Area means that external 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 external works would or would not be considered exempted development.

PLANNING APPLICATION REQUIREMENTS

When submitting a planning application for 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.

Dún Laoghaire's Urban Squares – ACA Appraisal

Architectural Elements & Details

■ Clarinda Park

■ Royal Terrace

■ Crosthwaite Park

The architectural components, which together give expression to the terraces of Clarinda Park, Royal Terrace and Crosthwaite Park must be identified in order to gain an understanding of the character of each area.



ABOVE: A view of the Rustication to be found at Ground Floor Level, which mimics fine cut stonework

WALLS AND RENDER

The historic terraced houses on Clarinda Park, Royal Terrace and Crosthwaite Park are composed of rubblestone external walls with a rendered external finish, employing a lime render mix. The predominant finish to the front elevations is the incised rule and line. This gives a subtle impression of a masonry finish.

Where this has been reproduced following re-rendering of the façade, the finish tends to be less refined.

Rustication

The ground floor elevations of Royal Terrace East and West are given a rusticated stucco finish, which has two principal aims. The first is compositional to emphasise the importance of the ground floor level - the principal floor level of the house.

The second aim is decorative, as the rustication is devised to mimic fine cut stonework, much in the same manner as rule and line render, though with more vigour.



ABOVE: A dentil enriched parapet entablature, which returns on the side of the parapet wall

Parapet Entablatures

Parapets are the uppermost section of front elevations above the first floor windows.

Their function is to conceal the roof structure, and by so doing create a more clear classical architectural expression.

The parapets are embellished with an entablature, comprising a blank frieze and running mould cornice. Surmounting the cornice is a parapet coping.

Dún Laoghaire's Urban Squares – ACA Appraisal

Architectural Elements & Details

DOORCASES

The doorcase treatment throughout Royal Terrace East and West, Crosthwaite Park East and throughout most of Clarinda Park is the upright and entablature type. In each case the doorcase comprises stucco panelled uprights, or pilasters, which rise from square block bases and terminate with moulded console brackets, which support a cornice and blank frieze.

When one looks closely, one is able to see that there are subtle variations while still conforming to the common doorcase arrangement.



ABOVE: An example of the highly elaborate timber bracket supporting the canopy on Crosthwaite Park West

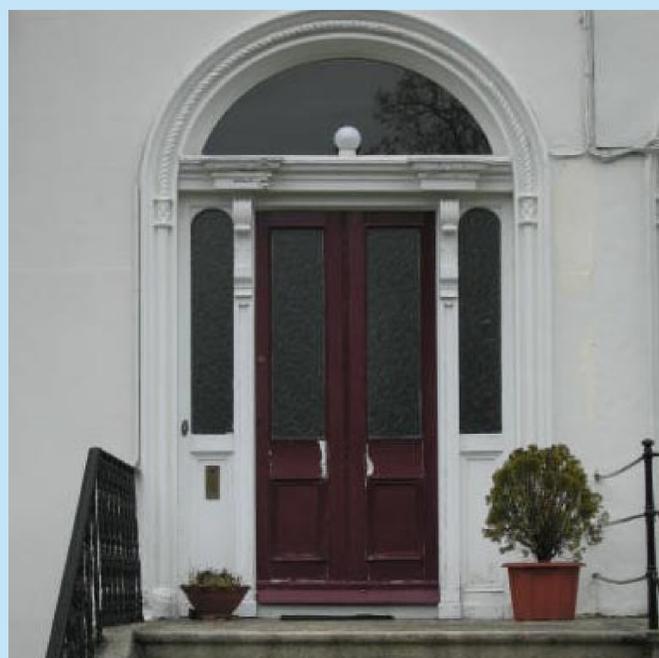
Crosthwaite Park

Nos. 2-18 (even) Crosthwaite Park South, have round-arched door openings, with quite elaborate moulded stucco surrounds, which are not to be found in any of the other areas. What informed this stylistic variation is not certain.

A unique feature of the houses on Crosthwaite Park West are the overhanging timber framed canopies above the doorcase which are supported on elaborately carved timber brackets, which are without parallel in the county.

Doric Doorcases

Very common to the early 19th century Late Georgian house-type, Nos. 9 and 10 Clarinda Park West are unique on the Park in that both have three-centred arch door openings, with patent rendered reveals terminating with a bull nose moulding. The doorcases are inset forming engaged Doric Columns joined by a frieze and cornice. Above the doorcase there are leaded fanlights typical of the period, one of which has coloured glass detailing.



ABOVE: Round-arched doorcase on Crosthwaite Park South



ABOVE: A typical doorcase of Royal Terrace

Dún Laoghaire's Urban Squares – ACA Appraisal

Architectural Elements & Details

FANLIGHTS & OVERLIGHTS

The difference between overlights and fanlights is as follows: Fanlights refer to the glazing over the door, contained within the stucco doorcase, and can be segmental or semi-circular in form.

Overlights serve the same function as fanlights but are rectilinear in form.

Of the overlights there are principally two types: the tripartite overlight with simple unbellished glass and the single overlight with margin paned glazing.



ABOVE: An example of a fanlight.



ABOVE: An example of a plain overlight



ABOVE: An example of an overlight with margin paned glazing

WINDOWS

The uniformity of the terraces is dependant on continuous horizontal lines and vertical divisions which is achieved by planned fenestration alignment as well as by parapet walls and the repetition of stucco detailing, each quality finely balanced against the other.

Bay windows

A characteristic feature of the three squares is the single and double height three-sided canted bay window at ground and first floor level on the front elevations. The bay windows are generally timber framed and cantilevered on timbers at ground floor level.

Sash windows

The most fashionable window type by the middle of the 19th century was single or two-over-two timber sash windows. Many of the houses retain their original window types, though uPVC replacements are evident throughout the areas.

Glass

Original crown and cylinder glass survives on some of the houses, which adds significantly to the architectural character of the area. The mottled, winking reflections of sunlight are all but irreplaceable by modern glass manufacturing processes.



ABOVE: A typical two-storey three-sided canted bay window.

ROOFS

The predominant roof structure is the M-profile format with the ridge parallel to the street. In all cases parapet walls help to conceal roof structures. Prior to the emergence of synthetic composite roofing tiles in the early part of the twentieth century, natural slate was the most common roofing material for houses of this scale throughout the country. Slate used in the Dublin region was probably quarried in Wicklow or imported from the more extensive Welsh slate mines.



ABOVE: The recovering of this roof with natural slate was grant aided by Dún Laoghaire-Rathdown County Council under the Conservation Grant Scheme for Protected Structures.



ABOVE: A parapet wall helps conceal the roof structure from the road

Dún Laoghaire's Urban Squares – ACA Appraisal

Architectural Elements & Details

THE PUBLIC DOMAIN

Front Sites/Gardens, Boundary Walls and Railings

The front site of each house in the squares is enclosed from the street by a railed boundary wall, taking the format of a plinth wall composed of granite, which has either been left bare, or painted and on which railings have been surmounted. The granite plinth wall often incorporates a chamfered edge, which promotes the runoff of moisture. In some instances the front site consists only of a rendered wall. Simple wrought-iron railings or fencing and even rendered rubble stone walls, separate each front site.

The railings are predominantly composed of wrought-iron and are embellished with cast-iron detailing such as finials and rail mouldings. The types of railings vary very little and there are two predominant types of finials, the fleur de lis and palmette.

Each front site is divided into a path, which proceeds to the granite front door steps. To the side of the path there is a small landscaped area, which drops to form a hard surface basement area, which gives access to the basement entrance to the house.

Rear Site Boundary Walls

In Clarinda Park the rendered rubble granite boundary walls enclose the rear site on three sides. The rear sites of most houses on the squares are enclosed by rubble granite boundary walls. The finish treatment varies from exposed rubble stone work to a rendered finish.

On some rear sites a number of original two-storey “mews” buildings, or more accurately, carriage buildings or coach houses survive. These are rare examples throughout the squares of Dún Laoghaire.



ABOVE: Original mews building on Clarinda Park East.



ABOVE: An example of a rubble granite boundary wall with render flanching and rear site pedestrian entrance.



ABOVE: An example of a front site with uninterrupted views of the granite plinth wall supporting wrought-iron railings with cast-iron finials. Note the light wrought-iron fencing which encloses the lawned landscape area from the path to the front door.

Dún Laoghaire's Urban Squares – ACA Appraisal

Condition of Built Fabric

CONDITION OF BUILT FABRIC

The incremental loss of seemingly minor elements such as paving, street furniture, original doors and windows and other architectural elements, has a significant effect on the character of an area. All efforts should be made to retain the existing historic fabric and to aim for the reinstatement of any architectural element where it has been lost.

POOR REPAIR WORK

Well-intentioned, though ill-informed repair work can lead to an incremental degradation and loss of original building fabric.

In some instances attempts at re-rendering the façade has resulted in the partial loss of moulded detailing, and in some cases the rule and line finish, is crudely carried out.

Replacement should always seek to replicate the materials and finish of the original



ABOVE: This façade had been re-rendered but left unpainted unlike the adjoining houses in the terrace.

WINDOWS

The loss of original timber sash windows is an unfortunate legacy of the last 50 years. Bay windows, which are a characteristic feature of the houses on the squares' are among the most problematic in terms of maintenance. Most are timber framed, with timber sills, and with timber panelled aprons. The highly exposed nature of the bay window means that regular maintenance is essential

However with the introduction of the Conservation Grant Scheme for Protected Structures it is possible to apply for assistance in repairing historic timber sash windows to prolong their lifespan.

TELEVISION AERIALS & WIRING

One of the main conservation issues affecting the character of the three urban squares is the scale, prominence and location of television aerials and satellite dishes. To minimise the impact of TV aerials and satellite dishes, they should be located to the rear or a more suitable alternative location.



ABOVE: The insertion of uPVC casement windows here has completely altered the character of this canted bay window.

Electrical and telecommunication wires are visually intrusive. All redundant wiring should be removed to avoid unnecessary clutter. Wiring should be run along existing architectural lines and rainwater goods to minimise visual impact.



ABOVE: The cumulative negative effect of the television aerials and overhead cabling is apparent on this roofscape



ABOVE: The bottom rail of the railing has been broken. It should be replaced to stabilise the upper part of the railing.

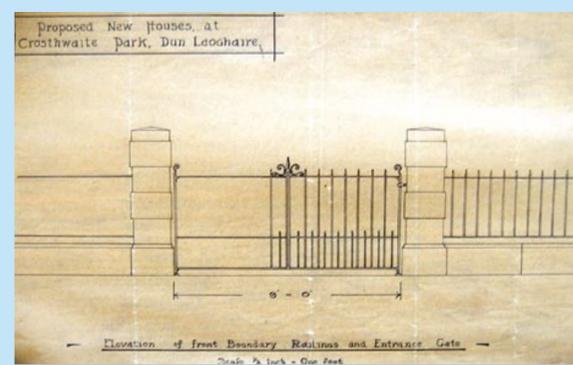
REMOVAL OF FRONT BOUNDARY RAILINGS

The railed front sites are an important feature of the terraces. Given the limited extent of the front sites on Royal Terrace, Clarinda Park & Crosthwaite Park off-street parking is not possible without affecting the character of the terraces.

DAMAGE OR LOSS OF IRONWORK

Ironwork should be repainted every five years to ensure its longevity. Missing details can be replaced by a local ironmonger, or founder.

Where railings have been removed, neighbouring properties will provide an indication of their original design.



ABOVE: The front site boundary railing depicted in this drawing dated from 1927. It is part of a comprehensive set of drawings for houses located on Crosthwaite Park West by the firm W.M. Mitchell & Sons. These railings survive intact today



ABOVE: An example of the removal of front site boundary treatment and introduction of a hard standing for off-street parking.

Dún Laoghaire's Urban Squares – ACA Appraisal

THE 11 STEP PROCESS FOR DESIGNATING AN ACA:

This 11 step process for the formal designation of an Architectural Conservation Area is recommended by the Department of the Environment, Heritage and Local Government in the publication Architectural Heritage Protection Guidelines for Planning Authorities.

1. Identify the character of the area:

Defining the character of a candidate ACA is a crucial part of the designation process. Each of the 7 candidate ACAs has been examined in relation to the categories of special interest - architectural, historical, archaeological, artistic, cultural, scientific, social and technical - set out in the 2000 Planning and Development Act. It is from the character assessment that an audit of the issues affecting the area can be highlighted, which allows for clear guidelines to protect what is important about the area and establish parameters for future development that will enhance the character of the ACA.

2. Identify the boundaries of the area

The existing 11 conservation area boundaries of the 7 candidate ACAs are largely effective however, some minor shifts of the boundaries would create a more cohesive and logical boundary to coincide as much as possible with the existing physical and visual boundaries. For instance, in cases in the past where the boundary intersects rear sites these have now been wholly included within the boundary of the candidate ACA.

3. Carry out an inventory of all structures in the area, whenever possible.

To date an inventory of all the buildings within each of the candidate ACAs (with the exception of Dalkey and Foxrock) has been carried out.

4. Write statement of the character of the area and assessment of its significance.

An assessment of each of the 7 candidate ACAs has been carried out. This written assessment presents the case to the elected members of the council and helps form objectives and policies for the area and is the basis of the information of this public consultation process.

5. Write development objectives for the area.

Each of the 7 candidate ACAs is accompanied by policies derived from a detailed study of each area. Once adopted, the controls over development set out in the legislation and planning regulations, as well as those contained in the policies and objectives for each particular ACA, become enforceable.

6. Compile report and information booklet regarding exempted development and development control to protect the areas character.

7. Research history of the area, including maps, photographs and drawings if appropriate.

A history of each candidate ACA area has been carried out as part of the character assessment.

8. Consult special interest groups, residents and area planners prior to finalising the plan.

This exhibition fulfils this requirement.

9. Publicly display variation of development plan and inform owners and occupants in the area.

The 7 candidate ACAs are now on public display for comments and observations by members of the public and the prescribed bodies (An Taisce, Bord Fáilte, Department of the Environment, Heritage & Local Government, The Arts Council and The Heritage Council). Depending on the outcome, the ACA may be adopted as is, or revised to take account of any objections, suggestions or clarifications received.

10. Planning authority modification or formal adoption of variation of development plan.

The ACA formally comes into existence when the elected members adopt the variation of the development plan. Once an objective to preserve the character of an ACA has been approved by the elected members of the council, this carries through from development plan to development plan and remains an objective of the planning authority unless subsequently modified by the members.

11. Publicise final decision of planning authority.

Dún Laoghaire's Urban Squares – ACA Appraisal

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 policies that will permit a degree of flexibility in terms of design 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 of the Dún Laoghaire Rathdown County Development Plan 2004-2010 states:

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

1.0 POLICY RECOMMENDATION

PR 1.1 Front Sites

It is Council Policy to not normally

permit alterations to the front site boundary railings, or front gardens to accommodate off-street parking.

The front gardens/sites are in effect the public face of the private domain and how these are treated will ultimately determine the overall visual characteristics of the area.

It is considered that in the case of Clarinda Park, Royal Terrace and Crosthwaite Park the front gardens are too small to be able to accommodate off-street parking without significantly detracting from the visual amenity of the Protected Structures and Architectural Conservation Area.



ABOVE: Paired entrances leading to shared granite steps, a characteristic feature of the urban squares

2.0 POLICY RECOMMENDATION DESIGN GUIDELINES

PR 2.1 New Build Guidelines

It is Council policy that planning permission will not normally be approved for developments that are not consistent with and complimentary to the character of the Architectural Conservation Area.

It is the aim of Dún Laoghaire Rathdown County Council to promote high quality design in Architectural Conservation Areas that respects, enhances and contributes to the existing architectural character of the area.

Design Considerations

- Does the scale, form and design of the new build detract from the special interest of the structure?
- Does the new build make a positive contribution to the character of the area?
- Any proposed development must be designed on a site-specific basis for what may work in one area, may not be appropriate in another.

3.0 POLICY RECOMMENDATION MEWS DEVELOPMENT

The rear site access lanes of Royal Terrace East and West, together with Crosthwaite Park West have been identified in the following policy.

Policy RES11 Section 5.2.5 of the Dun Laoghaire-Rathdown County Development Plan 2004-2010, Mews Lane Housing states:

It is the Council policy to facilitate mews lane housing development in suitable locations

Section 5.5.5 of the County Development Plan sets out the general standards in relation to mews development.

With particular regard to Royal Terrace and Crosthwaite Park West an approach is required which addresses the need for certain design principles regarding mews developments. This is required because mews developments invariably take place on an ad hoc basis. It is important to achieve a sense of unity

with regard to building lines, and a compatibility of design, which will not negatively impact on the architectural integrity and uniformity of the Protected Terraces on both Crosthwaite Park and Royal Terrace.



ABOVE: An example of a traditional coach house on Royal Terrace West, which could be in principal be adapted to accommodate residential use.

The following design principles should be considered:

- Adapting and extending existing coach buildings for residential use.
- Appropriate scale for new mews buildings.
- Palette of materials to complement the prevailing building materials on Royal Terrace and Crosthwaite Park.
- Contemporary design language and syntax.
- Incorporate a carport within the structure to avoid cluttering of lane.
- Retention or minimised loss, where possible, of original rear site boundary walls.

4.0 POLICY RECOMMENDATION REINSTATEMENT

The Planning 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 are an important step in raising awareness of the unique heritage of the particular site. This could include advice/presentation by leading specialists.

Promotion of communal improvement schemes to reduce the financial burden on individual owners. For instance should a group of owners commission the reinstatement of front site railings, this may reduce the overall costs, and ensure a continuity of standards.

Dún Laoghaire's Urban Squares – ACA Appraisal

POLICY RECOMMENDATIONS

5.0 POLICY RECOMMENDATION ENHANCEMENT OF THE PUBLIC DOMAIN

PR 5.1 Public Domain

It is Council Policy to protect and enhance the special character of the public domain of the Architectural Conservation Area.

Local Authority Environmental Improvements

The Local Authority shall endeavour to ensure that works undertaken within the Architectural Conservation Areas are of the highest standards and compliment the enhancement policies of the area.

Public Lighting

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

Retention of historic paving

Section 10.2.2 Policy AR2 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.



ABOVE: Surviving early granite setts located at the entrance to the rear site lane adjacent to No. 33 Clarinda Park West.

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.

Utility Improvements

In the context of Architectural Conservation Areas, visually prominent overhead cabling and the standards supporting them have a particularly negative effect on the architectural character of the area, and on the overall environmental appearance. This is recognised in the adoption of Section 10.3.2 of the County Development Plan 2004-2010 which states: "It is Council Policy to seek the placing underground of all electricity, telephone, and TV Cables".

Rear Site Access Lanes

Many of the rear site access lanes suffer from poor environmental conditions. The owners and residents should be encouraged to enter into dialogue with the planning authority to develop a strategy for the care and maintenance of the rear site access lanes.



ABOVE: Rear site access lane to the rear of Clarinda Park West

6.0 POLICY RECOMMENDATION SKYLINE CLUTTER: ALARM BOXES, ELECTRICAL WIRING, TV AERIALS AND SATELLITE DISHES



ABOVE: Above: The negative visual effect of overhead cabling in the Architectural Conservation Areas.

PR 6.1 Satellite Dishes

It is Council Policy to not normally permit the placing of satellite dishes on front elevation or above ridge lines of structures within these Architectural Conservation Areas.

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.

7.0 DEVELOPMENT CONTROL GUIDANCE

Most of the structures within the boundaries of Clarinda Park, Royal Terrace and Crosthwaite Park are protected structures, which, affords stronger protection than Architectural Conservation Area designation in terms of development control.

Under the Planning and Development Act 2000 a protected structure or proposed protected structure is defined as:

- i. the interior of the structure;
- ii. the land lying within the curtilage of the structure;
- iii. any other structures lying within that curtilage and their interiors, and
- iv. all fixtures and features which form part of the interior or exterior of the above structure

An owner or occupier of a protected structure within the squares can request a section 57 declaration free of charge from the Planning Authority to clarify what works would or would not be considered exempted development.

In the case of a structure which is not protected, the designation of an Architectural Conservation Area means that external works normally classified as exempted development may be de-exempted. 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 external works would or would not be considered exempted development.

PLANNING APPLICATION REQUIREMENTS

When submitting a planning application for works to a protected structure located in an Architectural Conservation Area, the following should be submitted with the application:

Architectural Heritage Impact Assessment

An Architectural Heritage Impact Assessment Report carried out by an RIAI accredited conservation architect or a qualified professional with specialised conservation expertise, complete with the necessary level of documentation in the form of drawings and photographs.

This report will inform the Conservation Officer and Planner of the nature of the development and the likely impact this will have on the structure and its surroundings.

Works to a non-protected structure in an ACA

When submitting a planning application for works to a non-protected structure located in an ACA, additional information may be required depending on the extent of development proposed