

Supplementary Booklet to Appendix 4

Character Appraisal and Mapping for Proposed Dundrum Architectural Conservation Area (ACA)

Dundrum

Architectural Conservation Area

Character Appraisal and Recommendations

November 2021

Note: This document was prepared to inform the preparation of the *Draft Dún Laoghaire-Rathdown County Development Plan 2022-2028*, but does not itself form a part of the Plan.



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1. Introduction

Many of the towns and villages of Dun Laoghaire-Rathdown contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features developed gradually over time. These areas are an expression of our culture and our identity and contribute significantly to the quality of our lives. These areas will continue to develop and change but their special character is of great value and worthy of protection. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs. Under Part IV of this ACT, an ACA is defined as *"a place, area, group of structures or townscape, taking account of building 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"*. Dundrum is just such a location in the County.

ACA designation forms the basis for policies to preserve or enhance an area and provides an element of control over the external appearance of buildings, which make a positive contribution to the character of the area. Development that would normally be considered 'exempted development' is more limited. In an ACA, any works that in the opinion of the Planning Authority, would have a material effect on the character of an ACA require planning permission.

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

The aim of this document is to:

- identify the special character of Dundrum ACA
- to take a broader and more holistic approach to Dundrum Main Street and the adjoining areas/streets by proposing appropriate additions and extensions to the two existing ACA areas within Dundrum, which currently cover Pembroke Cottages only
- to set out conservation and planning policies which protect its special character and which will guide future development to inform owners/occupiers and developers of the type of work that would require planning permission.

In accordance with policy AR16 Candidate Architectural Conservation Areas (cACA) of the current 2016 – 2022 County Development Plan, this appraisal report assesses the proposed cACA and cACA as shown in the Draft County Development Plan 2016 - 2022 and determines that they met the requirements and criteria for designation as a full ACA.

2. Location and Description of Boundary of ACA

2.1 Clarification of Boundaries

As set out in the Introduction above, this appraisal report assesses

1. The proposed Dundrum cACA (see figure 2.1 below). The boundary of same has been extended to include the property to the north of Glenville Terrace (adjoining the old Shopping centre)

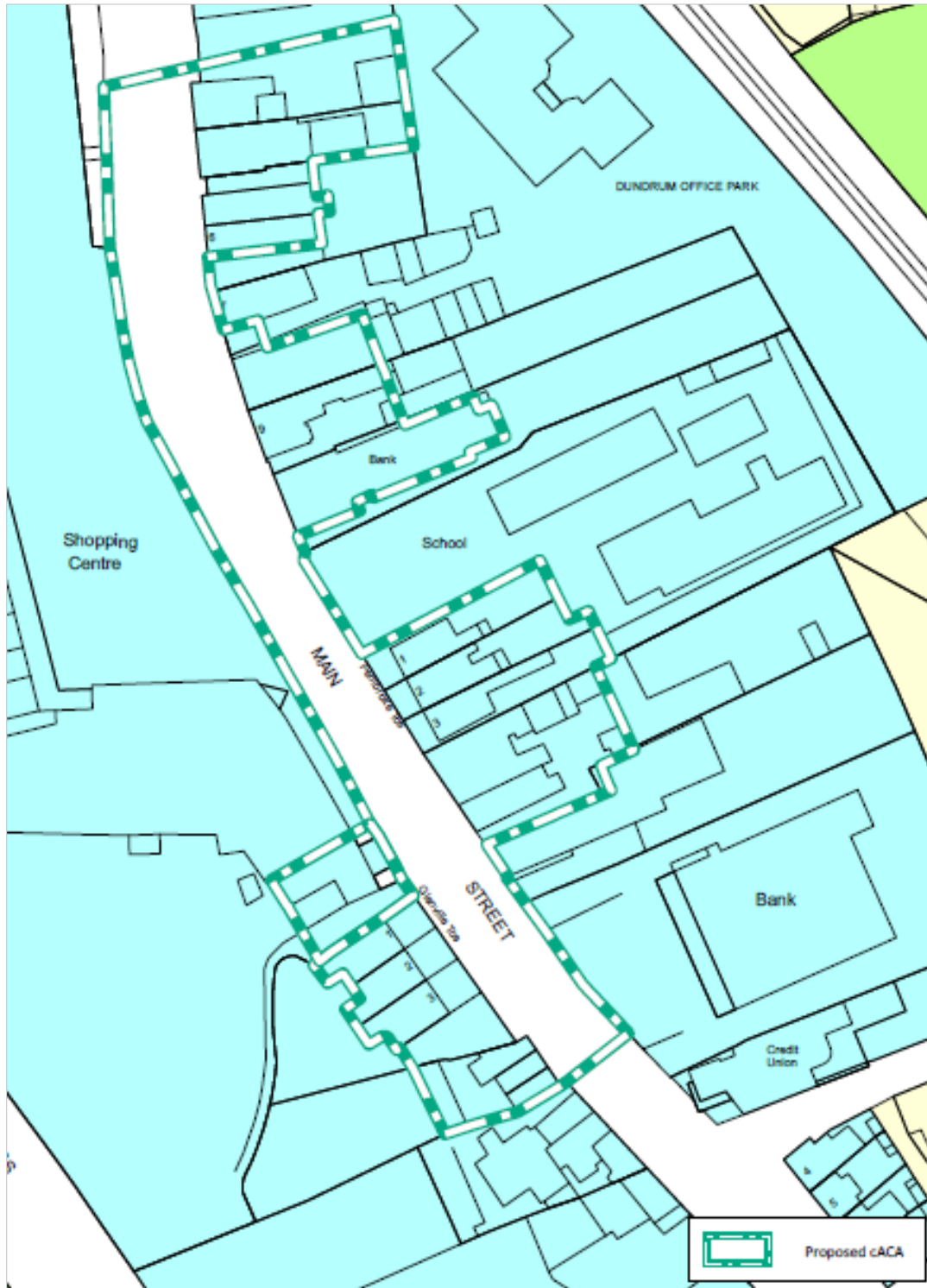


Figure 2.1: Proposed candidate ACA

2. The Dundrum candidate ACA (see figure 2.2 below). The Dundrum cACA has been expanded to include two additional properties, the Millhouse and Lynton.

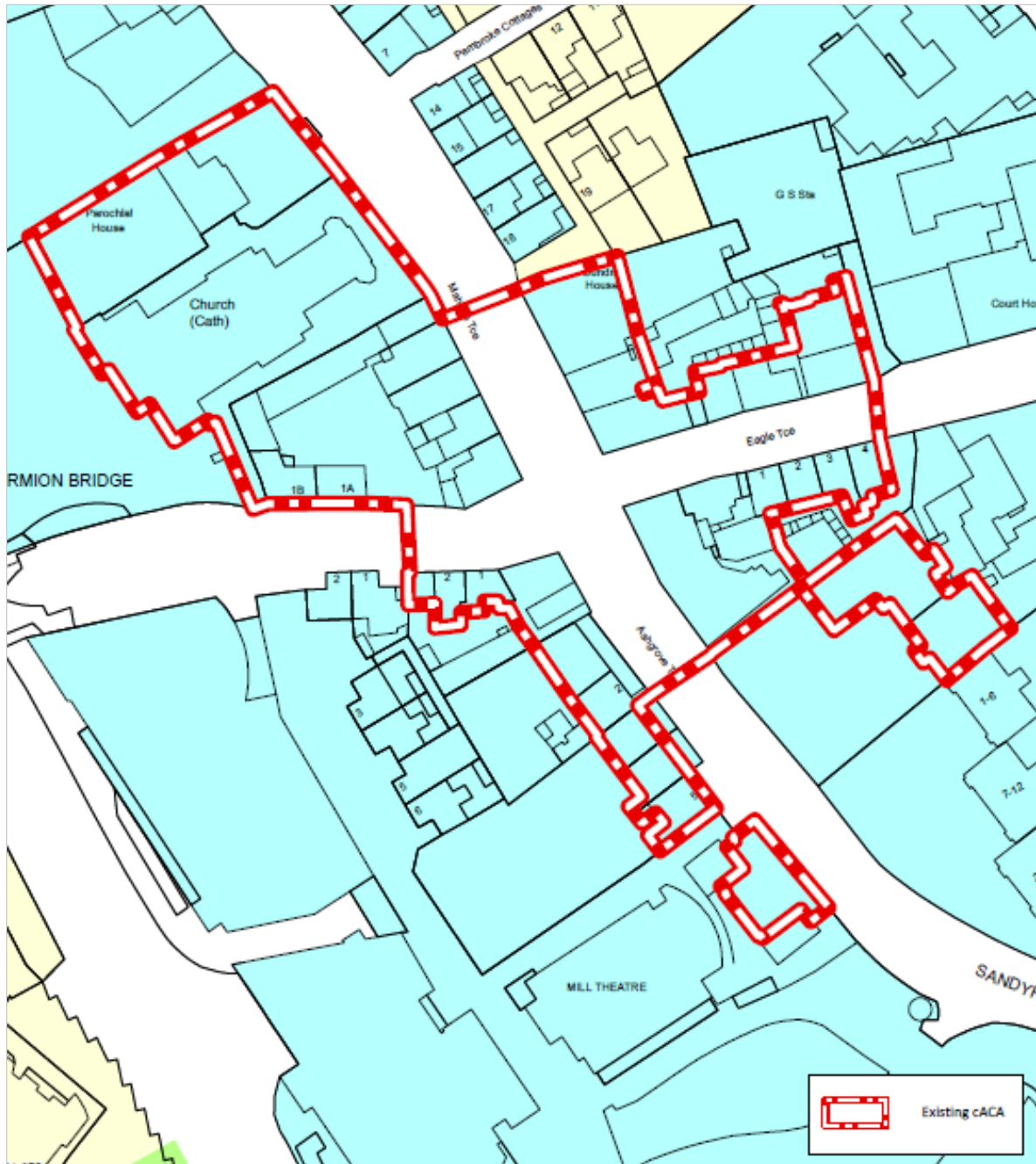


Figure 2.2: Candidate ACA including the Millhouse and Lynton

The appraisal determines that these areas met the requirements and criteria for designation as a full ACA and therefore will become a full ACA upon adoption of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.

The proposed Dundrum cACA and the Dundrum cACA will be combined with the two smaller existing ACAs (see figure 2.3 below) to form one distinct Dundrum ACA (see fig 2.4 below).



Figure 2.3: Existing ACAs in Dundrum

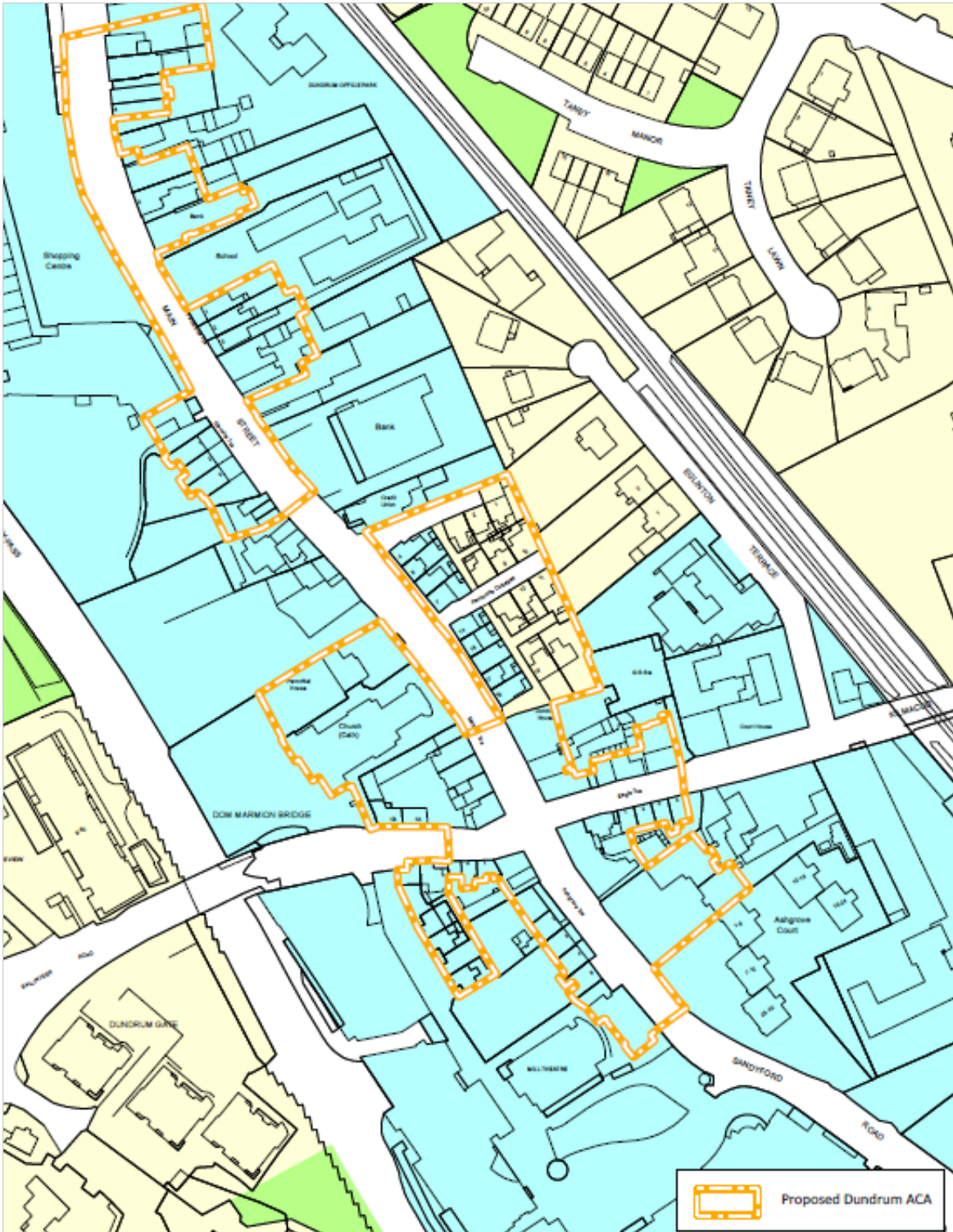


Figure 2.4: Dundrum ACA

2.2 Existing ACAs and candidate ACA and the County Development Plan 2016 - 2022

The two existing ACAs as set out in the County Development Plan 2016-2022, include only the Pembroke Cottages at Main Street and at Ballinteer Road. The areas are located a short distance from each other and together contribute significantly to the architectural identity of the town. The 2016-2022 County Development Plan also includes a candidate ACA area based around Dundrum Cross and taking in Holy Cross Church and Parochial House.

2.3 Draft Dún Laoghaire-Rathdown Development Plan 2022-2028

The Draft Dún Laoghaire-Rathdown Development Plan 2022-2028 includes the existing ACAs at Pembroke cottages as well as the candidate ACA around Dundrum Cross, but also includes a new 'Proposed Candidate ACA' at the northern end of Main Street, covering *inter alia* Glenville Terrace, Pembroke Terrace and a part of Claremont Terrace. It is proposed that the existing ACAs at Pembroke Cottages be amalgamated with an expanded ACA surrounding Dundrum Cross as well as with the Proposed Candidate ACA at the northern end of Main Street in the adopted CDP 2022-2028. Together, the combined areas will be known as the 'Dundrum ACA' and will bestow full ACA status on the 'candidate' and 'proposed candidate' areas shown in the Draft CDP 2022-2028.

2.1 Proposed Alterations to Existing Boundaries

It is considered that a broader view should be adopted that would allow for the adequate protection of the identity of Dundrum, which encompasses both the distinctive Pembroke Cottages and significant other structures including the Roman Catholic Parish church (a protected structure). The existing boundaries fail to recognise the important architectural character of the area, which, it is considered, warrants Architectural Conservation Area designation in its own right. The existing boundaries focus too narrowly on two distinct dwelling types, albeit the historically significant Pembroke Cottages. However, the distinct character of the broader area of Dundrum should be protected and enhanced, particularly around Dundrum Cross and further along Main Street.

It is therefore proposed to significantly amend the existing boundaries, which will complement the demarcation of the Local Area Plan for Dundrum and in particular the Major Town Centre Uses. The recommended revision of the boundaries will include both groups of Pembroke Cottages, but will also extend to include the following.

It is proposed to extend the boundary to include Main Street as far as the Pembroke Cottages to the north on the east side of the street, and to include the parochial house, and the public pavement north of this before joining with the boundary to the north, just south of the Credit Union. The boundary would be further extended eastward along Kilmacud Road Upper to include the corner building from which Ladbroke's currently operates, and the four-bay extension of this corner building facing south onto Kilmacud Road Lower. At this point the boundary intersects the road to include 1-4 Eagle Terrace and runs along the rear of Lynton (Ashgrove Lodge) which faces west onto Sandyford Road Lower. The boundary runs westward intersecting Sandyford Road Lower to include Mill House before returning northwards to include 1-6 Pembroke Cottages. At this point the boundary intersects Ballinteer Road and includes the large site to the rear of the Roman Catholic Church and the hard surface car park further north before again running eastwards to include the lane to the north of the Parochial House.

The extended boundary would therefore include the following, in addition to the two areas currently covered (Pembroke Cottages), and as shown below on Figure 2:

- A. Holy Cross Roman Catholic Church (protected structure) and Parochial House
- B. Maher's Terrace
- C. Deveney's Public House (now off-licence)
- D. Ashgrove Terrace
- E. The Mill House

- F. Lynton (Ashgrove Lodge)
- G. The Eagle (southeast corner of crossroads)
- H. Dundrum House and Terrace (northeast corner of crossroads)
- I. Eagle Terrace
- J. Dundrum Cross (former Village crossroads)
- K. 13 Main Street
- L. Glenville Terrace
- M. Building north of Glenville Terrace (former Joe Daly Cycles)
- N. Pembroke Terrace
- O. Claremont Terrace

The extended boundary includes the proposed candidate ACA as shown on the Draft County Development Plan 2022 – 2028 maps, including Glenville Terrace, Pembroke Terrace and a part of Claremont Terrace.

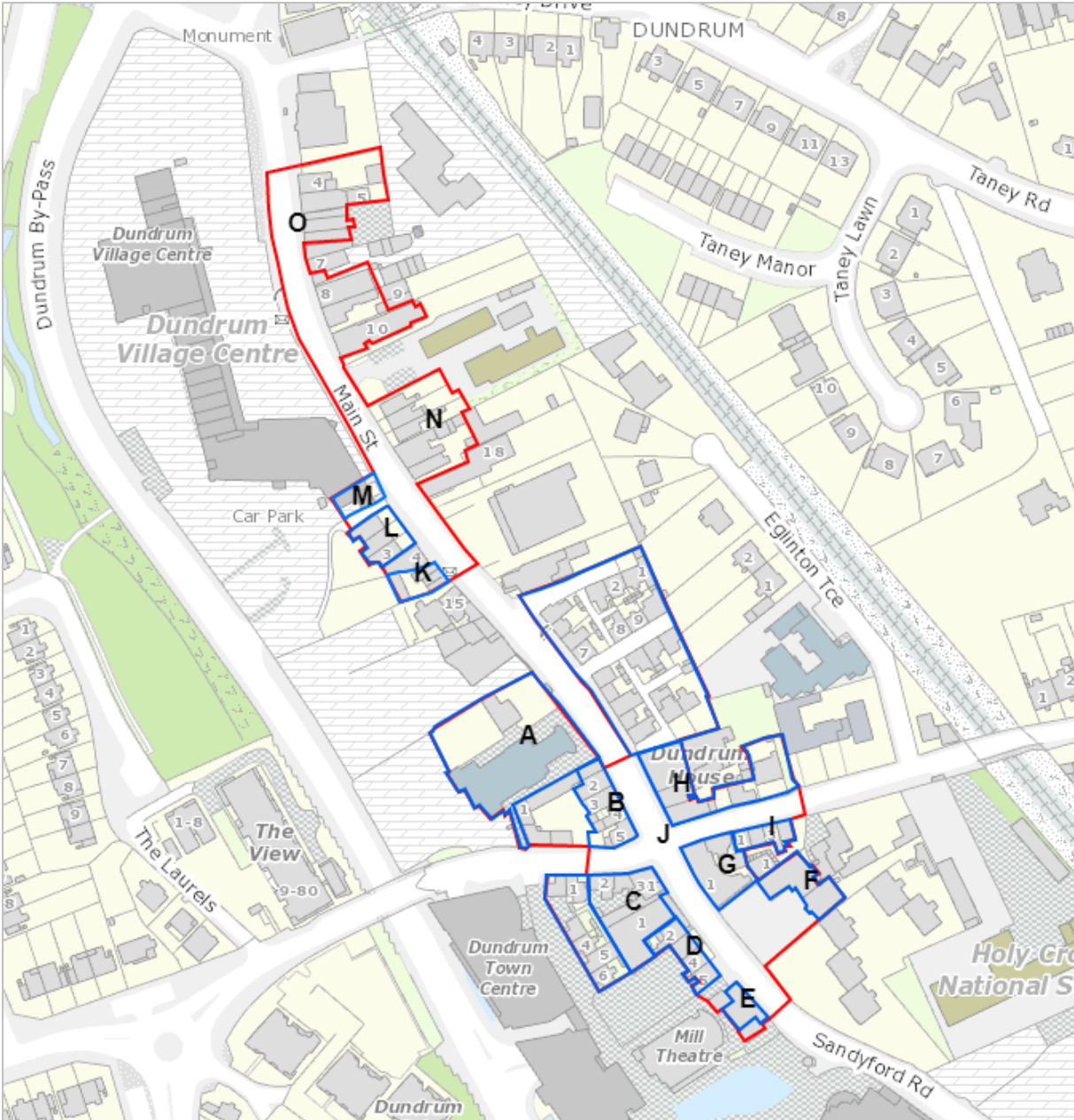


Figure 2.5: Existing ACA plus cACA at Dundrum Crossroads and proposed cACA. on North Main Street. Noteworthy groups of buildings within the proposed boundaries have been annotated. The succeeding pages describe each of these groups as part of the justification for the boundary alterations.

3. Development Plan Zoning & Objectives

The Draft *Dun Laoghaire-Rathdown County Development Plan 2022-2028* includes the following zoning and Specific Local Objectives (SLO) for the lands within, or adjacent to, the ACA:

- Zoning Objective MTC: *“To protect, provide for and-or improve major town centre facilities”*. This objective applies to the majority of the lands within the ACA.
- Zoning Objective A: *“To provide residential development and/or protect and improve residential amenity”*. This objective applies to the rear of several properties within the existing Pembroke Cottages ACA on Main Street.
- SLO 6 *“To complete a Local Area Plan for Dundrum”* applies to the broader Dundrum area.
- SLO 8 *“To ensure Dundrum develops beyond just a retail shopping destination any future redevelopment of the old shopping centre lands shall provide for residential use and a range of complementary non-retail uses including - but not limited to - employment, restaurant, leisure, entertainment, creche facilities, remote working hubs, cultural, community and civic uses – to supplement that already provided for within the wider Dundrum Town Centre”* applies to the adjacent Old Dundrum Shopping Centre site.
- SLO 9 *“To ensure that any future redevelopment of the old shopping centre lands, and adjoining /nearby properties on Main Street, take cognisance of the character and streetscape of the Old Main Street, and maintain where appropriate, and possible existing buildings and/or facades. Building Heights alongside Main Street must be sensitive to the original streetscape, in keeping with its character, scale and Candidate Architectural Conservation Area status”* applies to the Old Dundrum Shopping Centre site.
- SLO 10 *“To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities”* applies to the Holy Cross Church.
- SLO 11 *“To implement the recommendations of the Dundrum Community, Cultural and Civic Action Plan”* applies to the broader Dundrum Area.
- SLO 114 *“To ensure any future redevelopment of the Old Shopping Centre site addresses the need for the provision of a future Dundrum Community, Cultural and Civic Centre facility, which also integrates into a civic square/plaza area “* applies to the Old Dundrum Shopping Centre.
- SLO 124 *“Permeability through all developments on the east side of Main Street should ensure pedestrian/cycle links between Main Street and the Dundrum Bypass”* applies to the eastern side of Main Street.
- The Site of Archaeological Interest associated with Dundrum Castle (022-023) is located to the south west of the proposed ACA area.
- The Site of Archaeological interest associated with St. Nahi’s Church and Graveyard (022-016) is located to the north of the proposed ACA area.
- There are two Protected Structures listed within the ACA area, including the Holy Cross Church and Parish House as well as the Mill House. There are also several protected structures along Eglinton Terrace, which adjoins the proposed ACA area to the east.
- There is an Objective *“To protect and preserve Trees and Woodlands”* located immediately to the south of the Mill House.

4. Historical Development

4.1 Introduction

Dundrum is located west of Stillorgan and south-west of Donnybrook, close to the Dargle tributary, having developed around a crossing point on the River Slang. Dundrum Castle stands on the steeply sloping western side of the river, which is now heavily culverted in this area. Indeed, this is where the area got its name Dundrum, meaning the 'fort on the ridge'. It is likely that the castle is located on, or close to, the original fort.

Dundrum came under the Parish of Saint Mary's Booterstown, until the construction of the Holy Cross Church on Main Street, which was in effect a chapel of ease, until the parish was established a short time later.

The first Castle in Dundrum was built c. 1220 (1987-91 Excavation Reports, Elizabeth O'Brien) most likely on the site of the dun that gave Dundrum its name. It came into the possession of Robert Bagod in 1268. He was ancestor of the Fitzwilliams (Dalton, 1838) and was occupied by them until 1465 when a murderous attack by the Harolds of Rathfarnham caused them to abandon it. In 1590s they returned and built a new Castle on the ruins of the old one. In 1767 a house was built near the castle. The ruins that still stand on the site today date from the latter period.

At the middle of the eighteenth-century Dundrum was a small village and was recorded as such on mapping from 1760, where it was depicted as a small scattering of buildings on the western side of what is now Main Street. The original village of Dundrum, which still forms much of the basis of the urban layout in the area is centred around Dundrum Cross, which comprises of a Main Street from which roads to Sandyford, Kilmacud and Ballinteer run south, east and west respectively. As such, the urban layout of Dundrum is relatively recent, instigated by the construction of the railway and the Pembroke Estate, which included the terraces and cottages which were constructed for its workers, and which continue to form a key part of the character of the area.

4.2 Historical Mapping

Through an analysis of historic maps, we can build up quite an accurate development of an area and even a building. Maps from 1756 to 1936 are here presented in chronological order to build up a picture of the morphology of Dundrum.

4.2.1 John Rocques Survey of the County of Dublin, 1760

Figure 4.1 below shows a crossroads, located where the Usher monument is today and indicates the presence of a new church south-west of present-day William Dargan Bridge. The 'New Church' is St. Nahi's on Upper Churchtown Road, beside the Slang. The village as we know it today, however, is not present. The existing village crossroads dates from 1782 when the Kilmacud Road was created. Dundrum Castle is shown off the Ballinteer Road directly under the name DUNDRUM.



Figure 4.1: Extract from John Rocques Survey of the County of Dublin, 1760

4.2.2 Taylor's Map of County Dublin, 1816

Much like Rocque's map in terms of detailing and surveying techniques, Taylor's Map gives us a good indication of the scale of the village (and is the first to do so), while the cartographic representation of it is not as precise as we have come to expect of modern cartography. Dundrum village was the creation of a young architect, Samuel Sproule, who got a lease from Viscount Fitzwilliam of land on each side of the road to Powerscourt in 1781 and let out sites for houses and shops. It is clear the map the extent of the development of Dundrum during the fin de siècle of the 18th century and early decades of the 19th century. This development may have coincided with the reputation the village earned as a health resort or spa, where the local goat's milk was considered a panacea for various ailments. Advertisements for lodgings and Goats milk have been noted by Peter Pearson in *Between the Mountains and The Sea*. Early 19th century Dundrum village is largely built upon, with rows of buildings to either side of modern-day Main Street, Sandyford Road. The crossroads have also been clearly defined by structures on all four sides. Uphill along Kilmacud Road Upper and downhill to the west along Ballinteer Road. The Roman Catholic Church referred to as Chapel is identified.

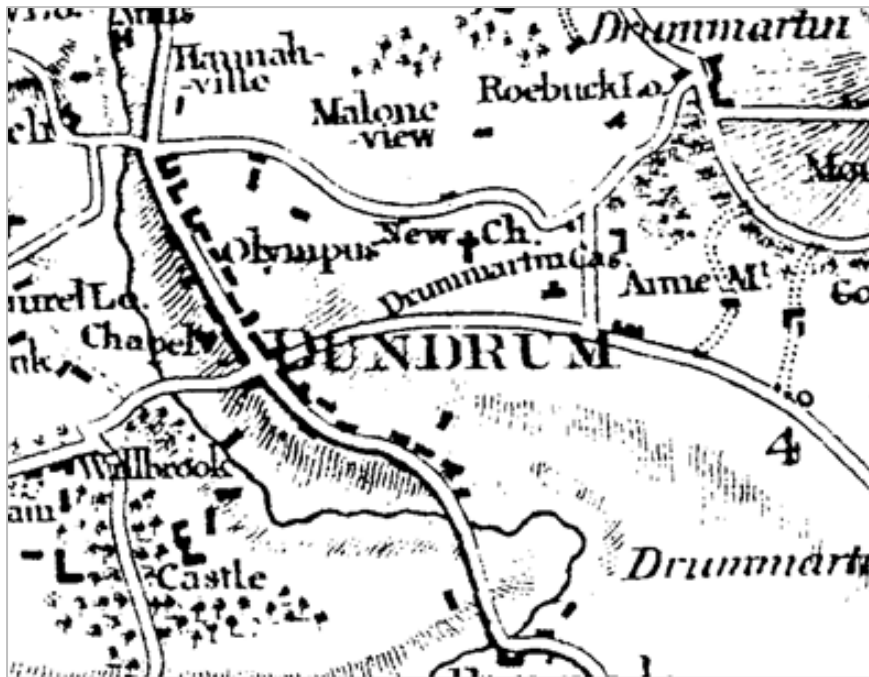


Figure 4.2: Extract from Taylor's Map of County Dublin, 1816

4.2.3 Sherrard Brassington Survey, 1830

This Sherrard Brassington Survey of Dundrum shows in detail the plot layout of the village prior to the development of the Pembroke Cottages. The map shows the various stakeholders, be they leaseholders or landowners. Each plot is also valued. The location of the Pembroke Cottages occupies the following sites:

- 13. T. Williams.
- 14. M. Fields.
- 15. Sol. Missett.
- 16. J. Anderson.

The southern boundary with lands leased by Samuel Sproole, on which Anna Field is located, forms the eastern boundary of the Pembroke Cottages.



Figure 4.3: Part Of The Estate Of The Hon. Sidney Herbert In The Parish Of Booterstown, Barony of Rathdown And County Of Dublin, Printed By SHERRARD, BRASSINGTON AND GALE, 1830. Dundrum was in the Parish of Taney.

4.2.4 1860s Ordnance Survey

Dundrum Village that is familiar with us today is clearly discernible from the 1843 Ordnance Survey map. The village by now is in possession of a dispensary, post office, police station, and chapel. The road, which today represents the village of Dundrum, has been built upon. The train line running northwest southeast has also been constructed. Adjacent to Dundrum Castle, Dundrum ironworks has been established, which later became Manor Laundries, and appears to be a large complex. It is strategically located adjacent to the Dargle tributary, in the same way that the castle was located there for traditional defensive reasons.



Figure 4.4: Ordnance Survey map dating from around 1858. It shows the Courthouse/Constabulary Barracks built in 1855/6 and doesn't show Taney Parish School which was built behind it in 1859/60.

4.2.5 1911 Ordnance Survey

The 1911 Ordnance Survey presents the modern and recognisable Dundrum, which is familiar to all. The Pembroke Cottages and Holy Cross Church have been built. The lands east of the cottages, formerly those of Anna Field has been separated from the main house by the train line, and this isolated parcel of land developed. The Manor Mills Laundry replaces the Dundrum ironworks adjacent to the castle.



Figure 4.5: 1911 Ordnance Survey

4.2.6 Development of Pembroke Estate Cottages

The building of the Pembroke Cottages, began in earnest by the late 1870s. Between 1880 and 1886, 84 'labourers cottages' had been constructed in Dublin. Taking a wider view, the population of Dublin had doubled by the end of the 19th century. The building programmes for housing of labourers really did little to impact the statistical information recorded in the census of 1901, where overcrowding amongst the working classes was noted even in Pembroke Cottage housing. One such census entry for 12 Pembroke Cottages, Ballsbridge records that it was occupied by a gardener, two porters, three seamstresses and five scholars. The issue of overcrowding did not appear to inform the thinking of policy makers and commentators at the time. This is suggested by the following extract:

The Irish Builder, The Labourers Cottage Competition, 20th April 1907:

"The ideal cottage for an Irish labourer should, we think, be plain, very substantial, yet possess some claim to be considered sightly, contain a good deal kitchen at least 16ft by 12ft, one bedroom nearly as large, and a couple of smaller rooms, with perhaps a little pantry and there should be a piggery, and pig yard, hen roost, etc. All this will cost in the county of Dublin from £180-£220, according to locality and no less. After all, is it not better to build few cottages roomy and decent than a slightly larger number...?"

This quotation from the Irish Builder suggests the mindset, which must have informed the construction of philanthropic housing such as the Pembroke Cottages in Booterstown and Dundrum, even during the 1880s. What is remarkable about the Pembroke Estate Cottages, is that not only are they visually striking and immediately recognisable throughout south Dublin, but that there are in reality so few.

Ten years after the census of 1901 a Housing Committee was established to plan and provide for over 521 labourers cottages, to be constructed in the Pembroke Township administrative area. The Pembroke Cottages forming the subject of this report fall within in the category of philanthropic housing development by the estate for workers and labourers. They should not be confused with social housing as tenants were required to meet strict qualifying criteria.

This distinct typology can be categorised by the following factors:

- Built in clusters of six to twenty.
- Built between 1880-1886.
- Built on lands owned by the Earl of Pembroke.
- Each is granite constructed with highly elaborate façade treatment employing a polychromatic use of materials.
- Built on a simple floor plan, often L-shaped, but also rectangular.

The Pembroke Urban District Council cottages were built from 1890 onwards, and formed large-scale groups of 40 and upwards to 100. The cottages were more plainly treated and not given the extremely decorative and idyllic characteristics associated with the estate cottages.

It was clear that by the end of the 19th century the Council had different criteria regarding the housing of labourers and workers than the Pembroke Estate did twenty years earlier.

The Irish Builder dated 01 December 1885, published the results of a competition for “plans for a pair of two-storey artisan cottages”. The competition winner was E. Fitzgerald. It is highly probable that Fitzgerald was responsible for the design of the Pembroke Estate Cottages in Booterstown and Dundrum, all of which are similar in form and were constructed within the same decade. Though the Estate Papers are extensive actual documentary evidence identifying the architect of the cottages has never come to light.

What is known is that James Owen Architect with the then Office of Public Works, had a supervisory role overseeing the construction of these cottages and correspondence survives which indicates 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

Jan 19/1880

5. Character Appraisal

The Dundrum ACA covers a range of buildings and sites along and adjacent to Main Street. The key elements included in the proposed extended ACA are outlined in this section.

5.1 Character overview of Dundrum

Dundrum's traditional character is centred around Dundrum Cross and Main Street/Sandyford Road and the connecting streets. The public space associated with the Dundrum Town Centre (Shopping Centre) development, while well utilised, is modern in character. Dundrum Cross, where Main Street (north), Sandyford Road (south), Kilmacud Road Upper (east) and Ballinteer Road (west) meet, forms the centre of the historic village. This feature dates back at least to the early nineteenth century, where it is clearly defined by buildings on all four sides of the cross on Taylor's map of County Dublin, 1816.

Main Street is the predominant element, with the connecting streets/roads compliment the role of Main Street. The original layout of the northern end of Main Street (west side) originally more closely mirrored that of the eastern side, however, the morphology of the northern part of the street was fundamentally altered by the construction of the Old Dundrum Shopping Centre, which resulted in the building line being moved back to accommodate an area of surface car parking.

5.2 Palette of Materials

The prevailing palette of materials found in the proposed expanded ACA are characterised by red brick, squared rubble granite, natural slate, and stucco and render. There is extensive use of red brick throughout the proposed ACA area. This palette of materials contributes to the distinctive, localised character of the area.

Red Brick

Red brick features extensively throughout the proposed extended ACA area, including at Pembroke Cottages (Main Street), Eagle Terrace, Ashgrove Terrace, Glenville Terrace, Dundrum House/Terrace, Pembroke Terrace and at Claremont Terrace. It is used as the main building material in each of the aforementioned examples and is also used as a feature element at other locations, for example, at Pembroke Cottages Ballinteer Road, where it is used to emphasise doors and windows as well as in the form of purely decorative features.

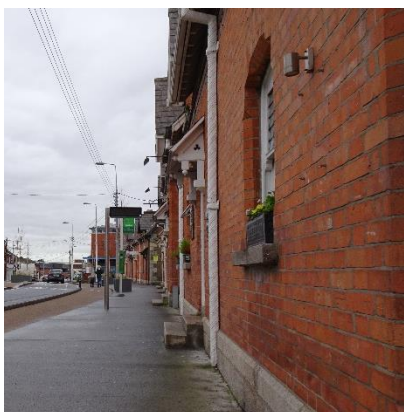


Photo 5.1: Red brick in use at Pembroke Cottages, Main Street



Photo 5.2: Red Brick features around door, windows, chimney and over window detailing, Pembroke Cottages, Ballinteer Road

Granite

Granite features within the proposed extended ACA area both as a primary material as well as in the form of dressing on red brick buildings. In particular, the buildings on Ballinteer Road, both the Pembroke Cottages as well as the two-storey terrace opposite feature a granite rubble exterior.



Photo 5.3: Granite rubble finish, Pembroke Cottages, Ballinteer Road



Photo 5.4: Granite dressing on red brick building, Eagle Terrace

Ironwork

There are several examples of ironwork at various locations around the proposed extended ACA area. Examples include Holy Cross Church and Parochial House, Glenville Terrace, and Ashford Terrace. The ironwork adds a decorative feature as well as providing a boundary treatment and demarcating private space from the public domain.



Photo 5.5: Ironwork (gate and fence) to the front of Glenville Terrace, Main Street



Photo 5.6: Ironwork enclosing Parochial House at Holy Cross Church

Natural Slate

Natural slate was the most commonly used roof covering in Dublin from the 17th century, with both imported and domestically quarried slate in use. There are numerous examples of this material throughout the proposed extended ACA area. Slate roofs, while often located out of view at street level, add to the overall visual amenity of the area when viewed as part of the streetscape.



Photo 5.7: Slate in use at 1-2 Pembroke Cottages, Ballinteer Road



Photo 5.8: Use of slate at Glenville Terrace

Stucco and Render

While facades in the ACA predominantly consist of brickwork, there are also some examples of stucco and render. For example, the Eagle, which forms the south-eastern corner of Dundrum cross, makes extensive use of the material. It is also in evidence at the upper levels of some, but not all, of the properties on Claremont Terrace at the northern end of Main Street.



Photo 5.9: Example at The Eagle public House, Main Street



Photo 5.10: Example at Claremont Terrace, northern end of Main Street

5.3 Main Street/Sandyford Road

The Main Street/Sandyford Road area would constitute the central component of the ACA, which would run from the northern end of Main Street as far south as the Mill House. The area to the south of the Mill House (Sandyford Road) is modern in character and it is not proposed to include it in the ACA area, with the area of architecturally significant buildings commencing at the Mill House (western side of Sandyford Road) and Ashgrove (eastern side). The ACA would take in several properties around Dundrum Cross and continue along Main Street including Holy Cross Church and Pembroke Cottages. A number of properties are excluded between the Church and Glenville Terrace due to being more modern in nature, with the ACA recommencing on the far side to take in several commercial units on the western side of the street as well as Glenville Terrace (currently vacant). The omitted 'modern' properties between the Church and Glenville Terrace are on the gardens of older buildings still there. Moving toward the northern end of the street, the ACA would cover properties at Pembroke Terrace, the AIB Bank building and the adjoining terrace, as well as a section of Claremont Terrace to the north.(These are currently included in the proposed candidate ACA)

5.3.1 Pembroke Cottages, Main Street

The Pembroke Cottages Dundrum forms one of two distinct developments of Pembroke Cottages located in the village of 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 Pembroke Cottages are arranged to form two terraces of Dormer two-storey red brick houses facing Main Street. Between the terraces private lanes give access to rows of single-storey three-bay cottages, to the north including Nos. 1-3, Nos. 8-13 between the two Main Street terraces, and Nos. 19-20 to the south, accessed by a lane between No. 18 Pembroke Cottages and Dundrum House.

No. 15 Pembroke Cottages is distinguished among the street fronting terraces as a centrepiece to the terrace (Nos. 14-18). It forms a three-bay dormer two-storey house, with a gabled entrance breakfront with a plaque bearing the lettering PM (Pembroke and Montgomery).



Photo 5.11: Nos. 14 –18 Pembroke Cottages Dundrum.

5.3.2 Holy Cross Roman Catholic Church (protected structure) and Parochial House

In 1878, this Roman Catholic Church replaced a chapel of ease erected on the site in 1813, to relieve Booterstown Parish Church. It was at this time that the Dundrum Parish was established.

The east-facing gabled entrance façade with belfry rising from the gable stands facing the Pembroke Cottages. To the north, in a stylistically similar design the detached two-bay parochial house stands, set back from the road, to emphasise the importance of the structure. It also terminates the vista from the lane accessing Nos. 8-13 Pembroke Cottages.

Places of worship have historically been the centre of communities and towns, which develop around them. Holy Cross sits within the village in a most pleasant manner with commanding views of it from many aspects including Ballinteer Road. While the area to the front of the church has been substantially changed since its original construction, with the removal of the original railings as well as other changes, it is considered that the church and its grounds in their current form contribute significantly to the public realm in this part of Main Street.

Behind the church grounds, the lands (now a hard surface car park/backlands) descends sharply to the by-pass motorway. The front site granite plinth wall and distinctive wrought-iron railings and gates contribute further to the streetscape and architectural importance of the building. The church and parochial house are without question key landmark buildings on Dundrum's Main Street and also contribute significantly to a contextual appreciation of the Pembroke Cottages.



Photo 5.12: View of the Roman Catholic Church of the Holy Cross from Main Street.



Photo 5.13: View of Holy Cross side elevation towards Pembroke Cottages.



Figure 5.1: Location of Holy Cross Church and Parochial House in the context of the broader ACA boundary.

5.3.3 Maher's Terrace, Dundrum Main Street

A terrace of five two and three-bay two-storey houses at the junction of Ballinteer Road and Main Street Dundrum, terminating south of the Roman Catholic Church of the Holy Cross. The terrace is architecturally modest but does retain some fine brick detailing and original pointing to one. A traditional timber shopfront survives on the end-of-terrace corner building, adding to the streetscape importance of this terrace which helps to positively define the crossroads between Kilmacud Road Upper, Ballinteer Road and Main Street Dundrum. An enclosed courtyard-type space is created to the rear which adds a further layer of interest.



Photo 5.14 A view of a historic timber shopfront of the corner sited house forming the end of the Maher's Terrace.

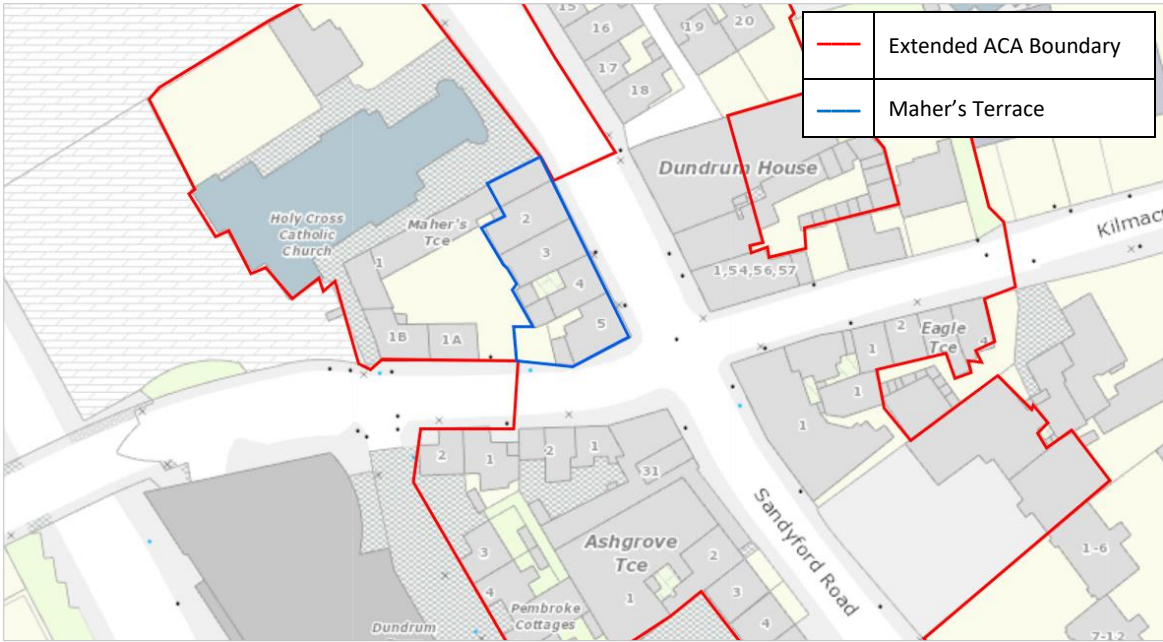


Figure 5.2: Location of Maher's Terrace in the context of the broader ACA boundary

5.3.4 Deveney's Public House, Dundrum Cross

This modest mid-to-late 19th century two-storey gable-ended public house terminates the southwest side of the junction between Sandyford Road, Ballinteer Road, Main Street Dundrum and Kilmacud Road Lower. It forms one of two two-bay semi-detached houses, and is prolonged along Ballinteer Road by a diminutive row of white painted two-storey brick houses. This group of buildings is enlivened by moulded brick detailing and contributes to the streetscape enclosure approaching the village crossroads.



Photo 5.15: Deveney's Public House (now off-licence) with Ashgrove Terrace and the Mill House in background

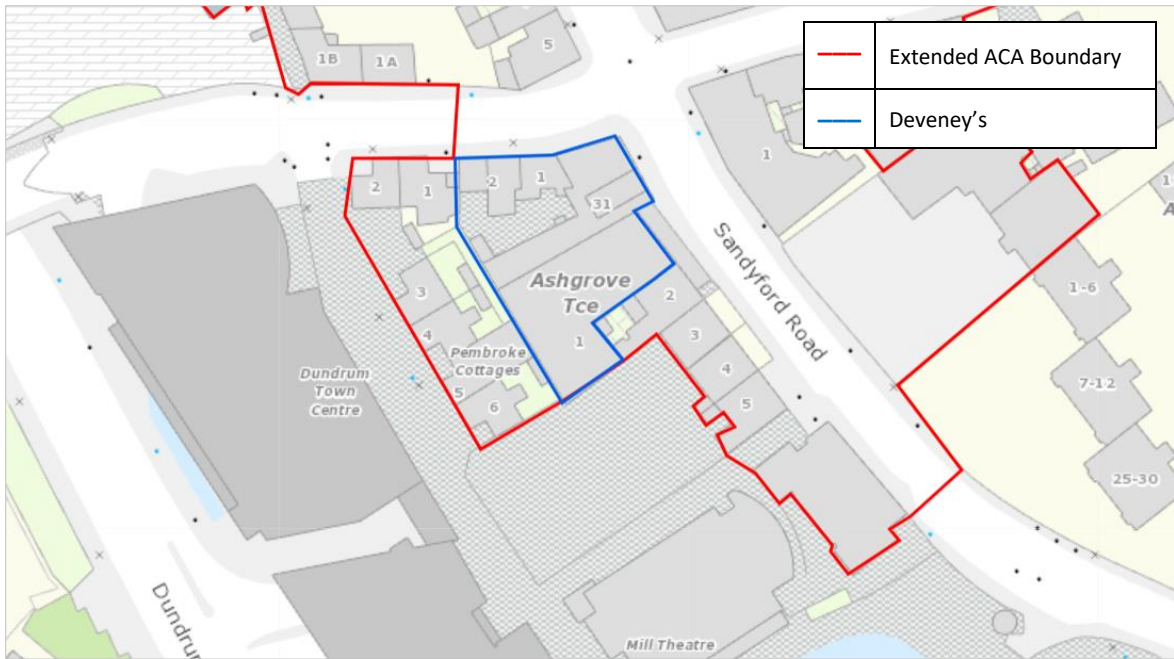


Figure 5.3: Location of Deveney's in the context of the broader ACA boundary

5.3.5 Ashgrove Terrace

The west side of Sandyford Road is enclosed by a terrace of five red brick two-bay two-storey late 19th century terraced houses, all of which are intended for commercial use, while only two have been altered to incorporate shopfronts. Only nos. 3&4 retain the original railed front boundary feature. The terrace adds significantly to the village atmosphere and sense of enclosure that defines the west side of the Sandyford Road approaching the village crossroads.

Ashgrove Terrace underwent refurbishment, extension, and internal alterations in 2020. Internally, the alterations have resulted in 2 no. commercial units, including a two storey newly constructed element to the rear that is interconnected with the existing terrace.



Photo 5.16: Ashgrove Terrace prior to refurbishment



Photo 5.17: Ashgrove Terrace post refurbishment (January 2021)



Photo 5.18: Ashgrove Terrace and public space (known as Pembroke Square) following renovations. The 2-storey extension is visible left of frame.

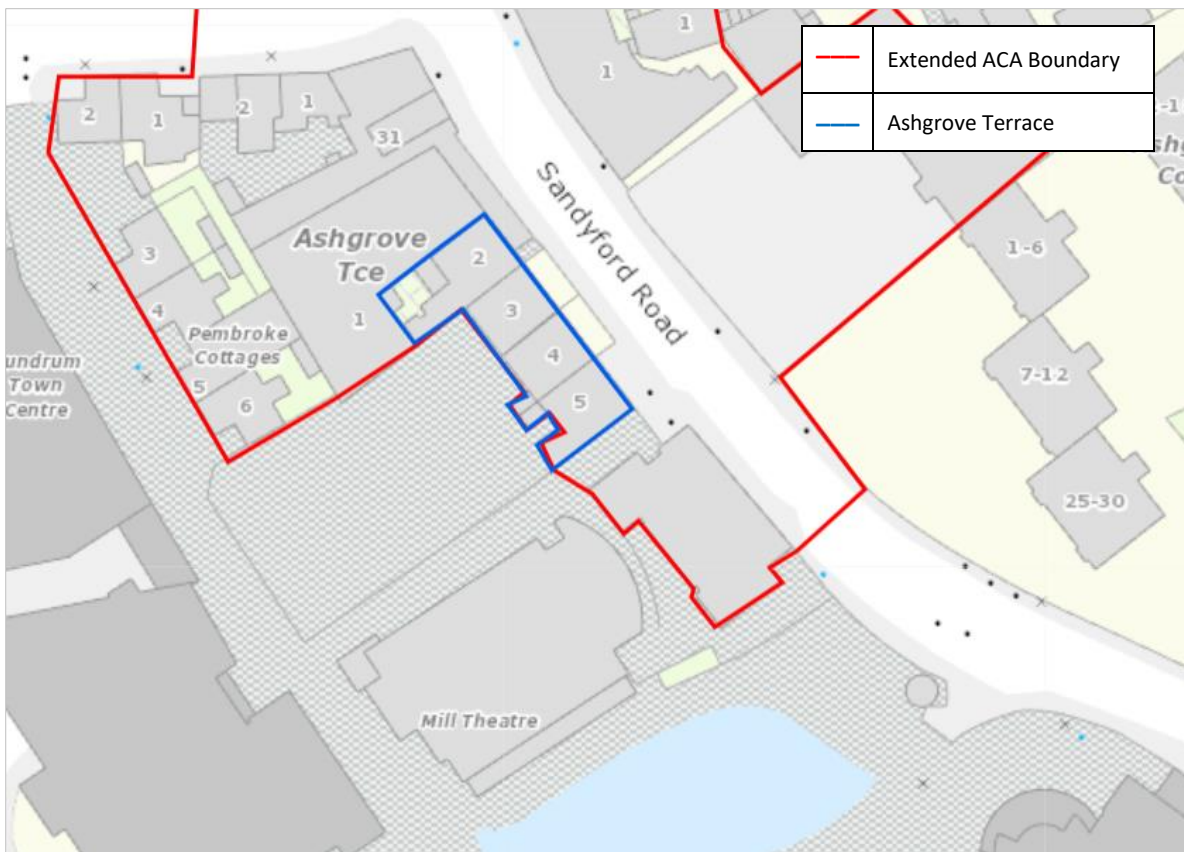


Figure 5.4: Location of the Ashgrove Terrace in the context of the broader ACA boundary

5.3.6 The Mill House

This eight-bay two-storey rendered house, with a two-bay centrally placed gabled entrance front, which is of late 18th or early 19th century house origins, was formerly part of a mill complex, and later an ironworks. It adds significantly to the architectural merit of the streetscape ensemble, and provides an important link to the past economic heritage and anthropological development of this village. It is presented here as part of the site owned/leased by Wm. Mallet.

In recent years, the Mill House has undergone renovation in order to facilitate its active reuse. This has involved the refurbishment of the building to accommodate a restaurant, the demolition of a previous extension, built c. 1947, and the construction of new extensions at the north and south of the structure. It also involved the provision of an outdoor dining space to the west (rear) of the building.

The accompanying map (see below) (scale: 20 statute perches to an inch) surveyed as part of the estate of the Hon. Sidney Herbert in the parish of Booterstown, Barony of Rathdown and County of Dublin, printed by Sherrard, Brassington and Gale, 1830, shows the building in site, and in the context of the Village.

The mill pond to the south of Mill House lies just outside the boundaries proposed in this ACA appraisal.



Photo 5.19: The Mill House, Sandyford Road

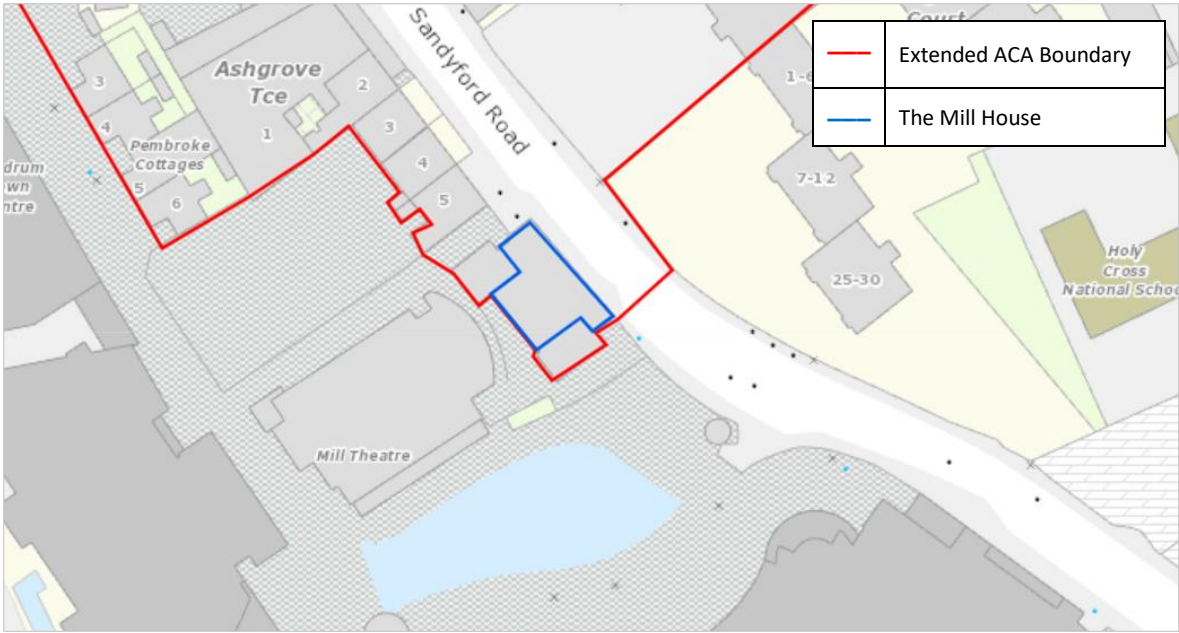


Figure 5.5: Location of the Mill House in the context of the broader ACA boundary

5.3.7 Lynton (Ashgrove)

This early 19th century Regency house, or pair of houses, now in commercial/recreational use, is set back significantly from the streetscape. The pristine white stucco façade, and lawned front site with original granite gate piers, gives further interest to the Village, and proves to be a reminder of the fine villas that surround the village to this day.



Photo 5.20: Ashgrove/Lynton, Sandyford Road

The below map (scale: 20 statute perches to an inch) surveyed as part of the estate of the Hon. Sidney Herbert in the parish of Booterstown, Barony of Rathdown and County of Dublin, printed by Sherrard, Brassington and Gale, 1830, shows the building in site, and in the context of the Village.



Figure 5.6 above map of the estate of the Hon. Sidney Herbert in the parish of Booterstown, Barony of Rathdown and County of Dublin, printed by Sherrard, Brassington and Gale, 1830

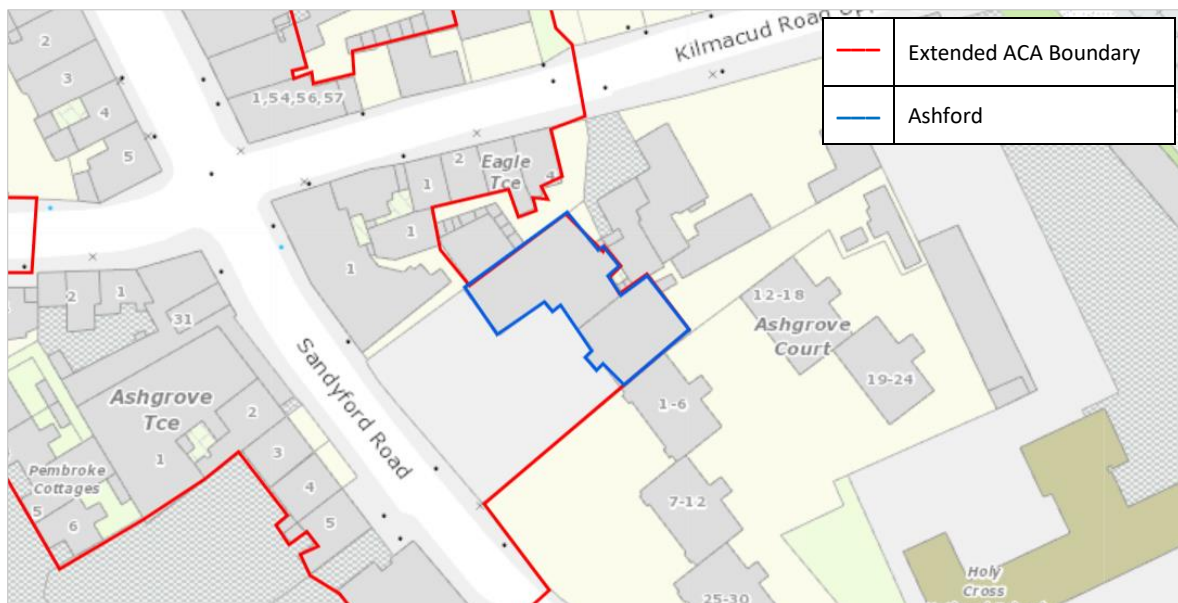


Figure 5.7: Location of Ashford in the context of the broader ACA boundary

5.3.8 The Eagle (southeast corner of Dundrum Cross)

The Eagle Public House gives distinct village atmosphere to this junction. Dundrum Village, like many historic settlements developed close to a water source, on the descent into the river valley, and at a crossroads. The morphology of village crossroads usually resulted in key landmark buildings being constructed to emphasise the junction, and give a greater sense of place to the village. The Eagle Public House adheres to many of these historical precedents. The building line continues uphill along

Kilmacud Road Upper to form a terrace of two-storey houses. Beyond a carriage arch, the residential Eagle Terrace encloses the streetscape.



5.3.9 Dundrum House and terrace (northeast corner of Village Crossroads)

An imposing late 19th century five-bay three-storey public house, the roof and chimneystacks of which can be seen from the bridge on Ballinkeer Road. The building line is prolonged to the south terminating the corner with a gabled elevation and returning along Kilmacud Road Lower with a four-bay two-storey brick elevation. The group is a significant element within the ensemble of historic buildings on Main Street, including the Pembroke Cottages. Also this building group encloses the streetscape adding to the identity of the village character. The red brick elevations are further examples of the prevailing use of red brick as a building material in the village.



Photo 5.22: Dundrum House and Terrace



Photo 5.23: Dundrum house and Pembroke Cottages, viewed from Main Street.



Photo 5.24: 1-3 Glenville Terrace, located close to the Old Dundrum Shopping Centre site and adjacent to commercial units along Main Street. Glenville Terrace is currently vacant but has the potential to contribute significantly to this part of the town centre.



Figure 5.10: Location of 1-3 Glenville Terrace in the context of the broader ACA boundary.

5.3.11 Building North of Glenville Terrace (Former Joe Daly Cycles)

The building is a pleasantly proportioned 2-storey (3-storey to rear), three-bay symmetrical building with hipped roof finished in natural slate with red brick chimney stack to left gable. The red-brick exterior walls have been covered at ground floor level by a dashed and painted finish, but this has not unduly detracted from the overall appearance and character of the building. Arched window openings to upper floor contain timber casement windows and square headed openings to the ground floor have moulded stucco surrounds framing a door to either end and a central

window. The building retains much of its architectural form and composition and its presence enhances the special character and appearance of the ACA.



Photos 5.25 and 5.26: Building north of Main Street (former Joe Daly Cycles)

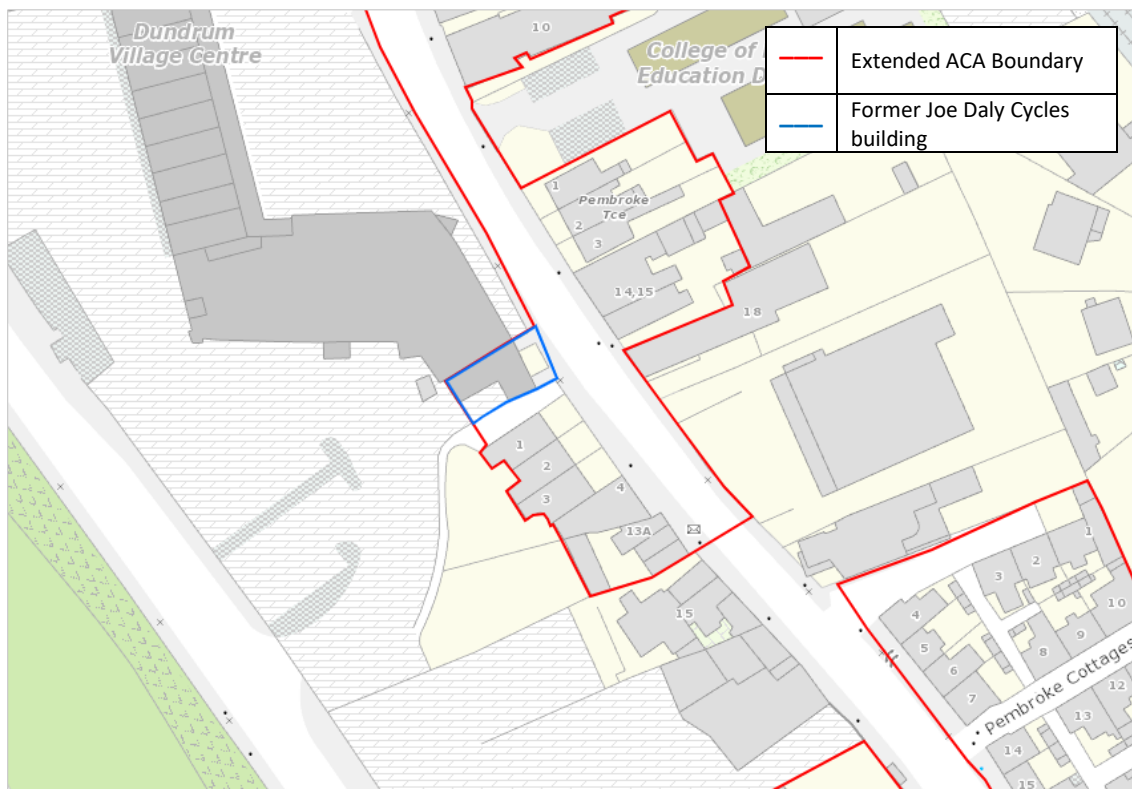


Figure 5.11: Location of building north of Glenville Terrace (former Joe Daly Cycles building)

5.3.12 13 Main Street

No. 13 is a 2-storey, (3-storey to rear) three-bay red brick building with decorative polychrome brick detailing to the chimneystack, quoins, stringcourse and window surrounds. Window openings are semi-elliptical headed and contain timber sash windows. It has been extended at the ground floor level, breaking the building line with its neighbour No. 4 Glenville Terrace and contains two independent shop units. The building contributes to the built character of the area by way of its external expression, quality of materials and decorative detailing.

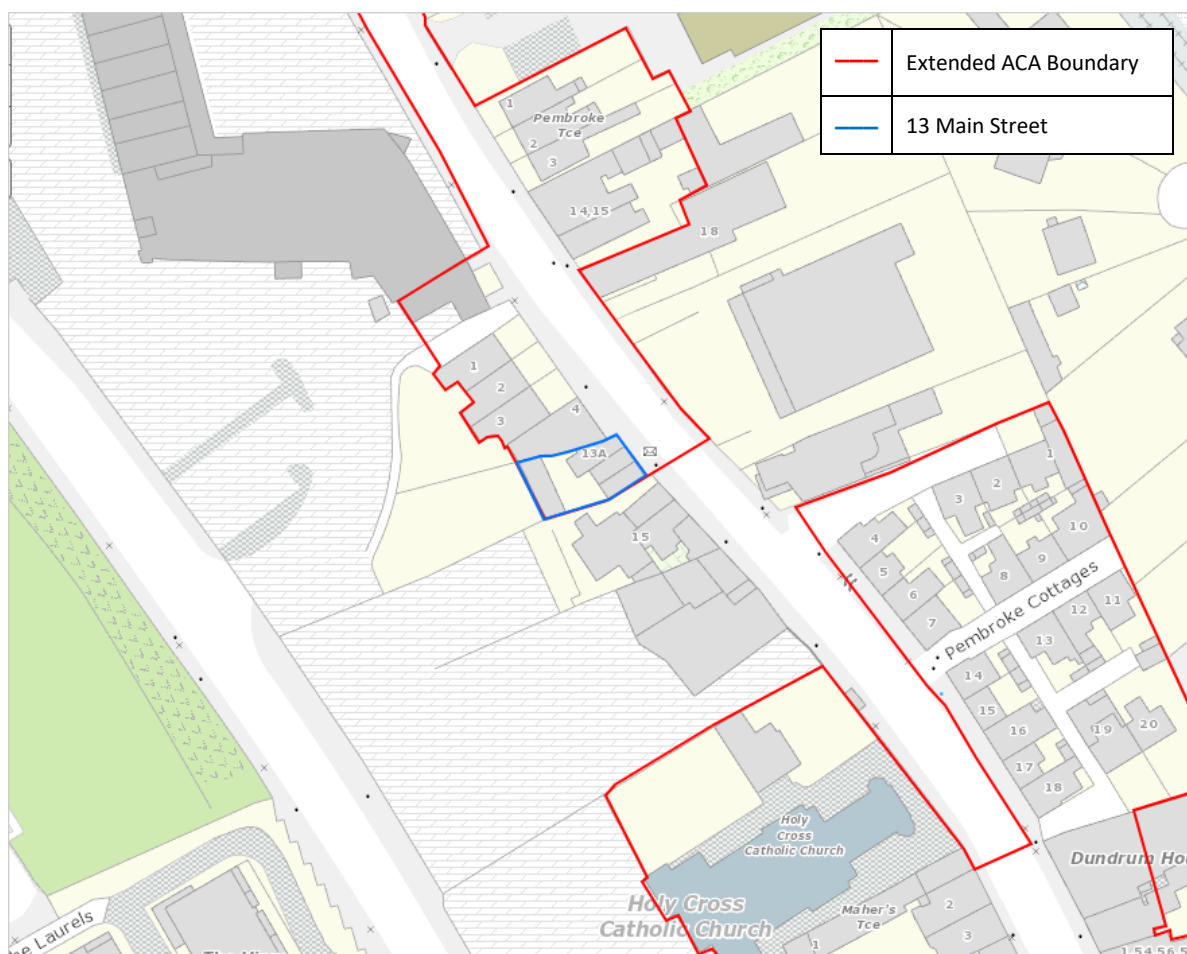


Figure 5.12: Location of 13 Main Street

5.4 Ballinteer Road

Ballinteer Road runs from Dundrum Cross across the bridge over the bypass, uphill toward the roundabout with Barton Road and onward in a southerly direction, passing the Dundrum Castle site to the east. The extended ACA will incorporate the existing ACA around the Pembroke Cottages and will also include the two-storey rubble granite terrace opposite. The ACA will also incorporate the backland area to the rear of Holy Cross Church.

5.4.1 Pembroke Cottages, Ballinteer Road

Unlike the two other groups of Pembroke Cottages which form part of this character appraisal, Nos. 1-6 Pembroke Cottages Ballinteer Road, are faced in squared rubble granite, with granite ashlar, red and vitrified brick dressing. The group is arranged as three pairs of semi-detached single-storey cottages, with paired breakfront gables and recessed entrance bays articulated by over-door canopies supported by timber brackets on granite corbel blocks.

The cottages are located within the 'Pembroke District' of the Dundrum Town Centre (shopping centre) development. Nos. 5-6 are located adjacent to the newly completed square, which is itself located to the rear of the buildings along Ashgrove Terrace. Nos 3-6 all form part of the 'restaurant' district associated with the Dundrum Town Centre Development.

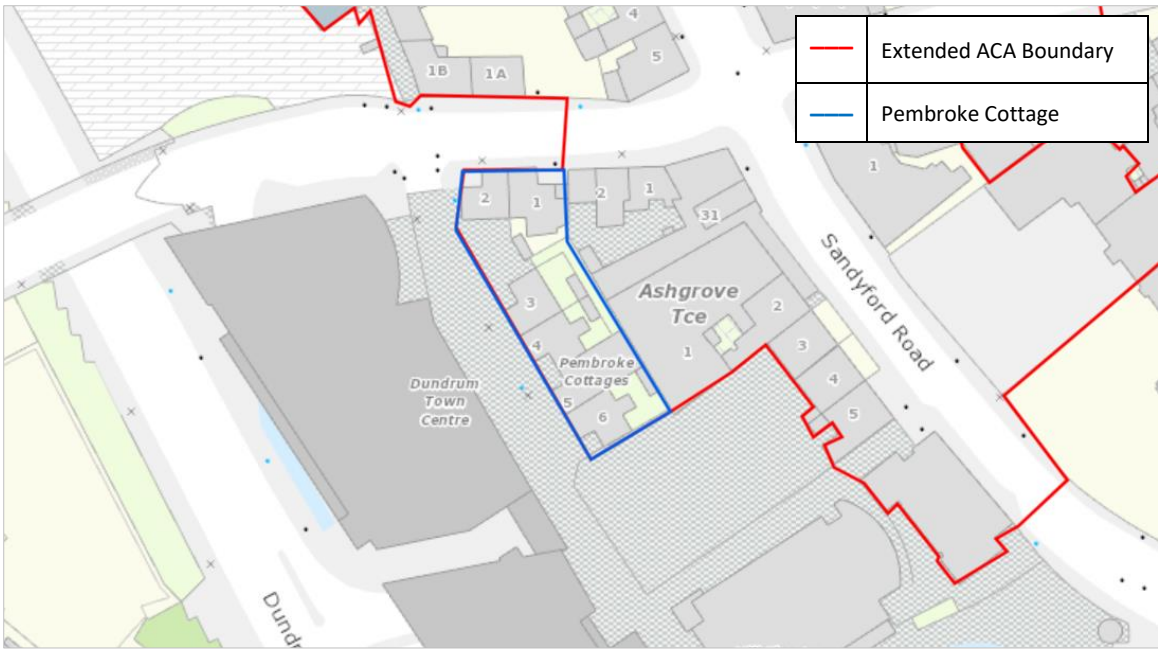


Figure 5.13: Location of Pembroke Cottages in the context of the broader ACA boundary



Photo 5.27: Recently completed public space (referred to as Pembroke Square) to the rear of Ashgrove Terrace.



Photo 5.28: Nos 3-4 Pembroke Cottages, part of the 'Pembroke District' (restaurant uses). The units have been combined internally.

Nos 1-2 meanwhile form a single unit internally, face onto the Ballinteer Road and can also be accessed by the public realm area to the rear. They are currently occupied by commercial uses (beauty salon). All of the buildings are in commercial use with no residential uses in this location.



Photo 5.29: Rear view of Nos 1-2 Pembroke Cottages. The cottages front onto the Ballinteer Road.



Photo 5.30: Nos. 1-2 Pembroke Cottages facing onto the Ballinteer Road. Nos. 1-2 have been combined internally to form a single commercial unit (currently beauty salon).

5.5 Kilmacud Road Upper

The Kilmacud Road Upper runs uphill in a westerly direction from Dundrum Cross, past the Garda Station and Eglinton Terrace, which contains several protected structures, over the Luas, past the junction with Sydenham Villas and Stoney Road and onward toward Sandyford. The extended ACA area includes the buildings (Dundrum House and the Eagle) on the corner with Main Street as well as Nos. 1-4 Eagle Terrace to the south and all of the buildings as far as the parking area associated with the Garda Station to the north.

5.5.1 Eagle Terrace

Located on the south side of Kilmacud Road Lower, on the steep decline of the road to the village crossroads, this late 19th century residential red brick terrace of two-bay two-storey houses, with granite dressing and canopies reminiscent of the Pembroke Cottages, adds significantly to the residential character of the village.



Photo 5.31: Eagle Terrace enclosing one side of the street on a steep incline along Kilmacud Road Upper.

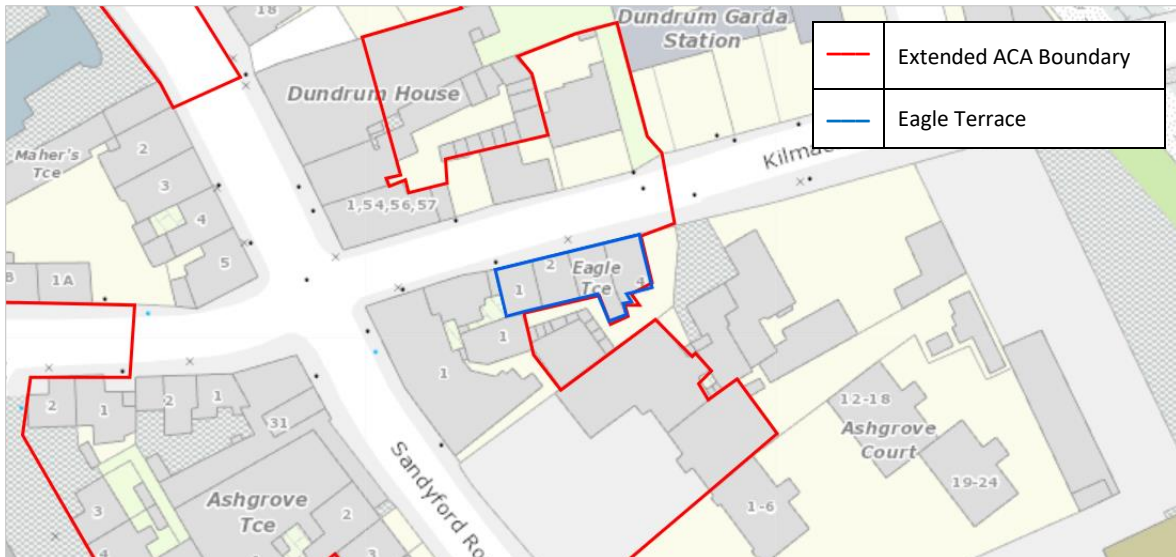


Figure 5.14: Location of Eagle Terrace in the context of the broader ACA boundary

5.6 Dundrum Crossroads

These maps have been included to illustrate the historic significance of this village crossroads, which has been built-upon since the early 19th century. As such it forms an important part of the settlement of modern Dundrum.



Figure 5.15 Taylor's Map of County Dublin 1816.



Figure 5.16 Ordnance Survey Map c. 1858

6. Strengths, Opportunities and Weaknesses

6.1 Strengths and Opportunities

6.1.1 Pembroke Cottages

Pembroke Cottages along Main Street form a key part of the character of the area. The cottages are well maintained and are generally in commercial use along the Main Street frontage. The use of commercial signage on the cottages is well considered and appropriate in terms of location, design and scale. The amalgamation of some of the cottages into commercial units represent good examples of how historic buildings can be repurposed for modern uses.

6.1.2 Holy Cross Church

Holy Cross Church and Parochial House is perhaps the most important element in the streetscape and contributes both in terms of its historic architectural quality as well as in terms of the quality and appropriateness of modern renovations and additions. Built in the Gothic style, its walls are of Dublin Granite, dressed in Portland and Bath stone. The modern addition to the rear of glass, stainless steel and zinc cladding represents a highly successful juxtaposition of the historic with the modern. The construction of a new parish office in 2015/16, along with the refurbishment of the Parish Pastoral Centre further added to the quality and utility of the church complex.

6.1.3 Dundrum Cross

Dundrum Cross is a key component of the traditional morphology of the settlement, appearing on maps since the early 19th century. The built form of the four corners of the crossroad help to create a place that is distinctive and unique. As such, it forms an important part of the settlement of modern Dundrum.

6.1.4 Ashgrove Terrace

The recent redevelopment of Ashgrove Terrace has resulted in the renovation of previously vacant/underutilised units and has had a positive impact on the streetscape. The modern addition to the rear compliments the original style without being overpowering. The square to the rear (known as Pembroke Square), adds additional public space. The internal amalgamation of the terrace into commercial units is a good example of the reuse of heritage properties for a modern use.

6.1.5 Temporary Public Realm Upgrades

In August 2020, a temporary one-way system was introduced along Main Street along with footpath widening measures in order to better facilitate social distancing along Main Street. The introduction of these temporary measures, which has included the use of planters and other landscaping upgrades, has significantly improved the visual amenity of Main Street.

6.1.6 Old Dundrum Shopping Centre

Whilst also recognised as a threat, any future redevelopment of the old shopping Centre site offers opportunities for reinstatement and strengthening of the urban fabric along Main Street including reducing setbacks which is in line with the objectives for Dundrum Major Town centre as set out in section 7.5.2.1 of the Draft County Development Plan 2022 - 2028

6.2 Weaknesses

6.2.1 Old Dundrum Shopping Centre-

There are a few elements on Main Street that negatively impact on the quality of the built form in the area and in the visual amenity, feel and balance of Main Street. The construction of the old Dundrum Shopping Centre at the northern end of Main Street interrupts the building line by setting the commercial units back behind an area of surface car parking of c. 25+ in depth. This has the effect of interrupting the cadence of the built form and introducing a visually unappealing element of car parking. The shopping centre, while operational and maintained, has suffered from a lack of investment in recent years due to its anticipated full-scale redevelopment in the coming years. The elevator structure that previously took customers to the first-floor area has been inactive for a prolonged period of time and has become something of an eyesore.

6.2.2 Visual Clutter

The range of businesses along Main Street is mixed and shopfronts range from the carefully considered and visually appealing to the somewhat cluttered and/or more functional. The use of decals or other materials which obscure windows have a negative impact on the urban. The associated large-scale advertisements on a premises' façade detracts significantly from the historic and traditional character of the area.

The ad-hoc placement of signage and other objects within the public realm also contributes to a feeling of visual clutter, although visual amenity within the public realm has been significantly improved by way of recent upgrade works to create a one-way system involving footpath upgrades and the use of planters. The presence of above ground electrical infrastructure and wires contribute significantly to visual clutter along Main Street.

Vacancy

There are a number of vacant units along Main Street and while this can occur due to the natural turnover of units in the market, there are a number of units that have been vacant for a prolonged period, most notably at Glenville Terrace. While the units at Glenville Terrace are maintained to some extent by the landowner, the sympathetic reuse of the terrace would increase activity and improve the visual amenity of the area.

7. Assessment of Special Interest:

7.1 Architectural interest

The extended Dundrum ACA area is considered to be of special architectural interest through the high quality of the buildings and the high degree of survival of the original character and layout of the individual buildings.

The proposed Dundrum ACA contains an eclectic mix of architectural heritage ranging in style, heights and materiality. This diversity lends an interesting quality to the area and contributes to the area's architectural character and interest. In contrast to the diversity there is a common symmetry, building line and architectural treatment within the terraced groups of buildings and Pembroke cottages which lends a quality of homogeneity to the streetscape. Functionality of the buildings range from domestic, religious and commercial/retail which also adds interest to the area. The quality of the materials of the built heritage ranging from brick, granite, stucco and rendered elevations combine to contribute to the visual interest of the Dundrum area and together form an important representation of structures from the nineteenth century. Much of the original character and fabric of the buildings remain, where lost there is an opportunity to reinstate features for example sash windows, natural slate and appropriate shop fronts. The high degree of survival of original character and historical layout attribute special architectural interest to the extended Dundrum ACA.

7.2 Historical and Social interest

Dundrum's historical interest is derived from a number of associations, notably its connections with the Fitzwilliam family which can be traced back to the 1300's when the castle was built by the river Slang, a tributary of the Dodder River, adjacent the modern footprint of the village of Dundrum. The present ruins of the Castle date from the late 16th Century and was rebuilt preceding the rebellion of the 1640's. Dundrum became part of the vast Pembroke Estate, the largest family owned estate in County Dublin when the 7th Viscount Fitzwilliam left the vast estate to his relative the 11th Earl of Pembroke in 1816. The latter was responsible for the construction of the Pembroke Cottages, built during the 1870-80's. The Pembroke Cottages are an exemplar of philanthropic housing and an important example of C19th provision of housing for laborers and estate workers in Ireland and attribute to the social interest of the Dundrum ACA.

Dundrum also benefited from the industrial revolution, whereby water mills had become increasingly used as saw mills, paper mills and cloth and laundry mills. Paper mills and Ironworks appeared in Dundrum during the 1800's, the Ironworks later became Manor laundries. The Harcourt Street railway line, a commuter railway serving Bray extended through Dundrum which contributed to its growth and development.

8. Planning Implications of Architectural Conservation Areas

8.1 What is an Architectural Conservation Area?

The concept of the Architectural Conservation Area (ACA) was introduced in the Local Government (Planning and Development) Act, 1999, which was brought into operation on 1st January 2000. This was subsequently replaced by the Planning and Development Act, 2000, as amended, in which Part IV, Chapter II, contains the provisions relating to Architectural Conservation Areas.

Section 8.1. of the Planning and Development Act, 2000, as amended states,

1. *A Development Plan shall include an objective to preserve character of a place, area, group of structures or townscape, taking account of building lines and heights, that –*
 - a. *is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest or value, or,*
 - b. *contributed to the appreciation of Protected Structures, if the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape shall be known as and is in the Act referred to as an “Architectural Conservation Areas”.*

Recommendations for the procedures to be followed in the evaluation and designation of Architectural Conservation Areas, is set down in Chapter 3 of the *Architectural Heritage Protection Guidelines for Planning Authorities*, 2004, 2011, published by the Department of the Environment, Heritage and Local Government, now the Department Housing, Local Government and Heritage.

Section 3.6 of the Guidelines set down a list of the issues that should be addressed, in any report prepared in relation to the inclusion of an Architectural Conservation Area (ACA) in the draft County Development Plan. This report fulfils that function to move the ACA forward from its status as a proposed, or candidate ACA towards declaration as an Architectural Conservation Area. A Character Appraisal Report with respect to each ACA area to be designated in the draft 2022 – 2028 Dún Laoghaire-Rathdown County Development Plan has been prepared.

8.2 Implications for Planning and Development

The aim of designating an area as an Architectural Conservation Area (ACA) is to protect the special external expression of the buildings by managing change in a positive manner.

In general terms, there is a requirement under the Planning and Development Act, 2000, as amended, that planning permission be sought for all development works except those considered to be exempted development.

Section 4 (i)(h) of the Planning and Development Act, 2000, as amended, also lists developments, which constitute exempted development, Section 4 (i)(h) states:

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

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

8.3 De-exempted Development within ACA

In summary the de-exempted development classes for sites located within the boundary of an ACA, with reference to the Planning and Development Regulations, 2001, as amended, are:

Schedule 2, Part 1 – Exempted Development – General, including the following classes: Class 1, 3, 5, 6, 7, 9, 11, 31d, 50b.

The most prevalent are as follows:

- Extensions (Class 1) – It is policy objective to ensure that Planning Permission is required for domestic extensions within an ACA.
- Garages/sheds etc. (Class 3) – It is policy objective to ensure that Planning Permission is required for domestic garages, glasshouses, sheds etc. within an ACA.
- Signage and Pillars (Class 5) – It is policy objective that Planning Permission is required for alterations to boundary treatments to residential plot boundaries.

8.4 Works likely to affect the character of an ACA

The below list is not definitive. Owners, occupiers or developers proposing to carry out works within an ACA are advised to consult the Planning Authority prior to undertaking any development, including any physical works.

Where there is uncertainty, a pre-planning consultation or Section 5 Declaration should be sought.

Roofs

- The removal or partial removal of:
 - i. The original roofing materials and their replacement with modern material(s), such as fibre cement tiles, or artificial slates.
 - ii. Existing chimney stacks, terracotta or clay pots.
 - iii. Decorative features such as timber barge-boards or cast-iron ridge cresting, finials.
 - iv. The original rainwater goods, such as, gutters and downpipes and their replacement with modern materials, such as Upvc to any prominent elevation(s).
- The rendering of existing brick chimneystacks.
- The installation of solar panels, roof-lights or changes to the front elevation, or associated elevations visible from the front elevation of the property.
- The erection of communications antennae or support structures, for same, to any prominent elevations.

External Walls

- The removal of external render or the plastering over of exposed stone detailing to the surrounds and quoins.
- The external painting of previously unpainted surfaces to all elevations.
- Use of felt, bitumen or other covering on the visible faces of parapets.
- Repointing of brickwork on facades other than with lime-based mortar.
- Power washing or cleaning of facades with abrasive or chemical methods other than low pressure water and gentle cleansing agents.

Openings

- The removal, alteration or enlargement of original window openings and the replacement of original windows, with inappropriate modern insertions to prominent elevations. The installation of aluminum and Upvc windows is not considered appropriate, as also is the replacement of a different type of window i.e. casements windows in place of sash windows.
- The replacement of original glass in the windows with reinforced glass or textured glass to the front or prominent elevation.
- The replacement of entrance doors in an inappropriate style, material or method of opening.

Boundary Treatments

- The removal of any original boundary walls, gates piers or decorative railings.
- Any creation of and modification to the width of the entrances.
- Alteration to the height of the plinth walls on the front boundary.
- Alternation or removal of coping stones on boundary walls on street frontages.
- Repointing of boundary walls or plinth walls using cement-based render.

With respect to guidance for New Development works (including alterations and extensions), refer to Chapter 12, Section 12.11.3.1 New Development within an ACA, of the Written Statement.

Replacement Shop fronts

- For the existing shop fronts, applications within the ACA boundaries will be assessed on the impact of the proposed design on the special character of the ACA, having regard to scale, proportions, materials and detailing. This does not preclude good modern design, and well considered design solutions will be favoured to ensure the authentic quality of the ACA is maintained.
- Proposed shop front designs should follow general design guidance for shop fronts given in Section 12.6.8 Shop fronts, Signage, Advertising and Public Art and Section 12.11.4 New Development within an ACA of the Draft 2022-2028 Dún Laoghaire-Rathdown County Development Plan.

New Signage

- New signage on the commercial structure in the ACA should be of an appropriate design to complement or enhance the structure and should not be overly dominant on the streetscape.
- Standard corporate signage, which would detract from the character of the ACA should be adapted in scale, colour, or material colour to be more in keeping with the area.

Outdoor Advertising Billboards

- Outdoor advertising will detract from the special character of the ACA and should therefore be limited.
- Billboards which conceal historic features or impinge on significant views will not be deemed acceptable.

Shutters

- The design of security shutters should complement rather than damage the character of the building and the ACA. Security shutters should not cover the entire commercial building frontage, but only the vulnerable glazed areas. Shutter boxes should be positioned discreetly behind the fascia board or sliding lattice grills be positioned behind the shop window. Where appropriate to the type of shop or to the historic interior arrangement, security shutters should be placed behind the window display.

- Where external security screens are deemed acceptable, they should be of transparent open chain-link grille design rather than solid or perforated shutters, which are not transparent when viewed obliquely.
- Shutters and grilles should be painted or finished in colour to complement the rest of the exterior.
- Metal roller shutters with visible boxes are not acceptable within the ACA boundaries.

External Seating and Screening

- External seating should be of wood, painted metal or other material which enhances the visual appearance of the ACA. Plastic is not an acceptable material for seating.

Other External Elements to Commercial Premises

- Canopies, awnings, newspaper receptacles, vending machines, etc. can incrementally damage the special character of an ACA.
- Where canopies or awnings are deemed acceptable in this location, they should not be made of plastic, but of heavy-duty cotton material with painted metal or timber hardware.
- Commercial premises should limit the clutter of temporary external retail furniture, such as external heaters, bins, menu-boards, etc.
- Such fittings are only acceptable where their design complements or enhances the character of the area.

8.5 Works not likely to affect the character of the ACA:

Maintenance and Repairs:

- All original or early features and materials, which positively contribute to the character of the area, should be retained, and repaired, where possible. Where replacement is necessary, it should be on a like for like basis.

Internal alterations:

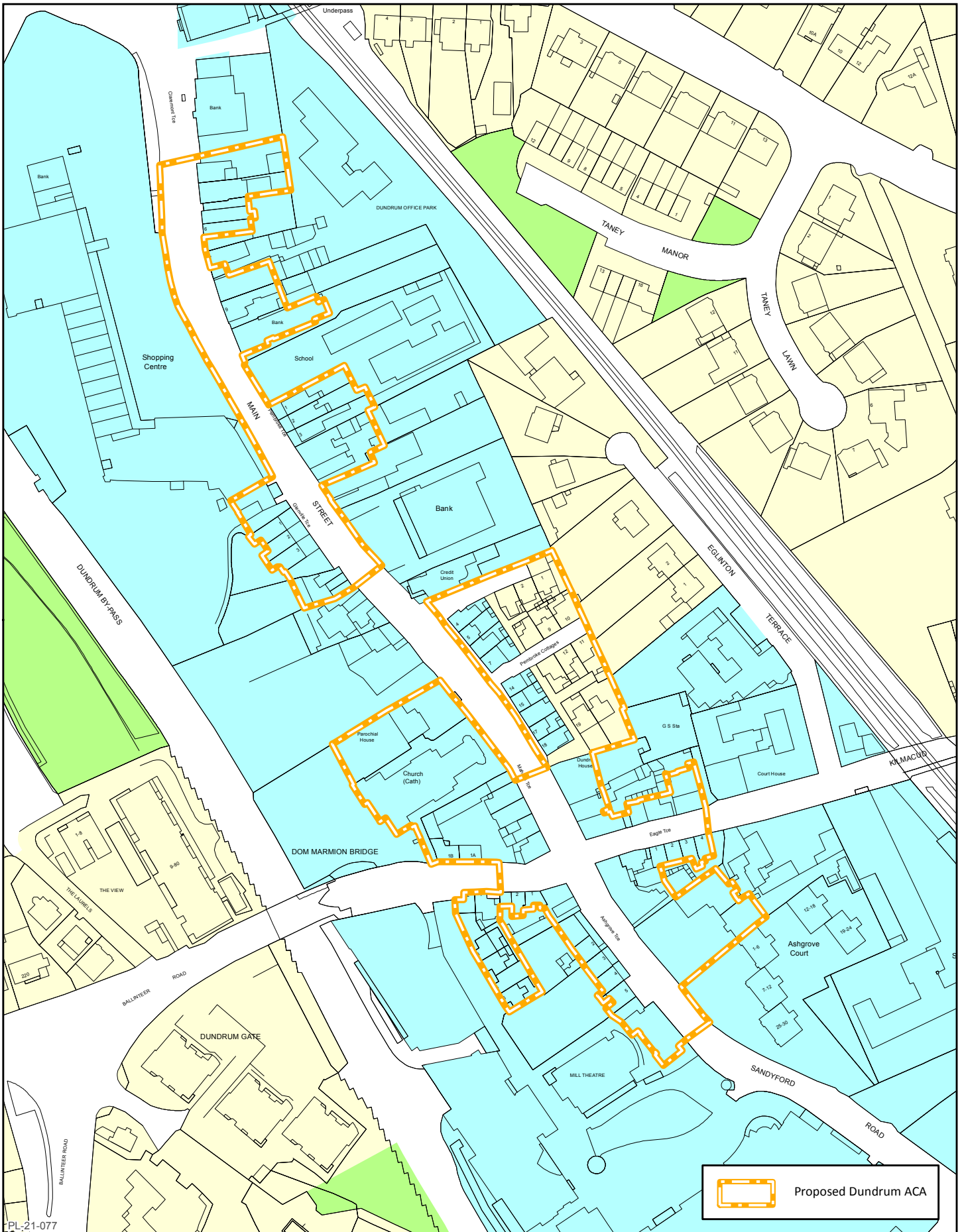
- For any structures and houses, which are not Protected Structures, the ACA designation does not prevent internal changes or re-arrangements, provided that these changes do not impact on the exterior and character of the structure.

Restoration of Character:

- Where original features have been lost, or replaced, with inappropriate alternatives the reinstatement of these original features, is encouraged and, will not normally require planning permission.

Services:

- Security alarms, electrical boxes, wires, and cables should be placed in the most discreet locations on buildings, to reduce any visual impact. Where there are any unused services of these or similar type, they should be removed to enhance the overall appearance and character of the area.
- Electrical and telecommunications cables should follow any vertical architectural lines, i.e. wires may be channeled along rainwater goods and vertical mouldings.
- A sensitive design approach is encouraged, which is complementary and/or sympathetic to the context and scale of the area, to maintain the overall integrity of the urban grain. Rearrangements, provided that these changes do not affect the exterior of the structure.



PL-21-077

Dún Laoghaire-Rathdown Draft County Development Plan

Proposed ACA at Dundrum



Planning Department

M Henchy
Director



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Senior Planner: L McGauran	Chief Technician:
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Date: July 2021	Scale: 1:2,000
	Drawing No: PL-21-077

