



CRUMLIN VILLAGE

Architectural Conservation Area Report

Character Appraisal And Policy Framework



Preface

This assessment of the special character of Crumlin Village Architectural Conservation Area was prepared in 2013 by Lotts Architecture and Urbanism. The study was commissioned by Dublin City Council.

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November 2013

Acknowledgements

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Other published sources:

2.7 Historical Sources

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- Hutchinson, Sam. Towers, Spires and Pinnacles; A History of the Cathedrals and Churches of the Church of Ireland. Wordwell 2003

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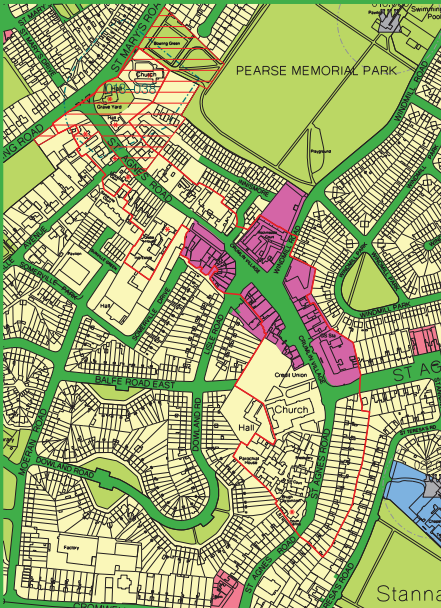
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Introduction

1.1 Architectural Conservation Areas

Planning legislation allows a planning authority to include objectives in its development plan to preserve the character of places, areas, groups of structures, or townscapes that:

- are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- contribute to the appreciation of protected structures.

Such areas, places or groups are known as Architectural Conservation Areas, or ACAs. A considerable number of ACAs have been designated in Dublin.

An ACA could be an historic town centre, a distinctive streetscape, a terrace of houses, or it might be a wider group of structures associated with a specific building such as a country house or an old mill.

The aim of ACA designation is to preserve and enhance the character of the area or group. The form and arrangement of buildings, structures and landscape features within an ACA are important in how they contribute to the character of the

area or group. Historic materials, architectural features, prevailing heights, building lines and plots sizes, as well as the scale and arrangement of streets and open spaces all make a contribution to the character of an ACA.

For this reason, the external appearance of buildings and the features of the open space are protected when seen from the public realm as well as from other structures and their curtilages in an ACA. Planning permission is required for any works that would have an impact on the character of an ACA. Importantly, works which in other locations would meet the criteria for Exempted Development as outlined in the Planning Regulations will require planning permission if they are within an ACA.

Designation as an ACA does not prevent alterations, extensions or new build within the area, but aims to ensure that any new development respects or enhances the special character of the ACA. Works must therefore be carried out in consultation with the planning department and conservation section of Dublin City Council, and this is usually through a planning application.

This document is one in a series that set out to define the special character of each individual ACA and give guidance to homeowners, developers, architects and planning professionals on the type of works that would require planning permission in that specific area.



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1.2 Location of Crumlin ACA



Fig. 1: Crumlin Village, aerial view. Google 2013

Crumlin ACA is located southwest of Dublin with Drimnagh to the north, Walkinstown to the west, Kilmainham/Rialto to the north, Kimmage to the south and Harolds Cross to the east. The ACA is centred on the historic village of Crumlin which is arranged around St. Agnes Road, an S-shaped route running north-south. St. Agnes Road terminates in the north as a T-junction with Bunting Road and St. Mary's Road and to the south at a crossroads with Cromwell's Fort Road and Whitehall Road West.

The ACA does not encompass the full length of St. Agnes Road, it reaches south to include the Youth Centre (former Crumlin National School) excluding a stretch between the boundary and the crossroads further south.

A number of other roads branch off St. Agnes Road; St. Agnes Park and Windmill Road branch to the east with Somerville Avenue with Lisle Road to the west. The branch roads serve areas of low density suburban housing.

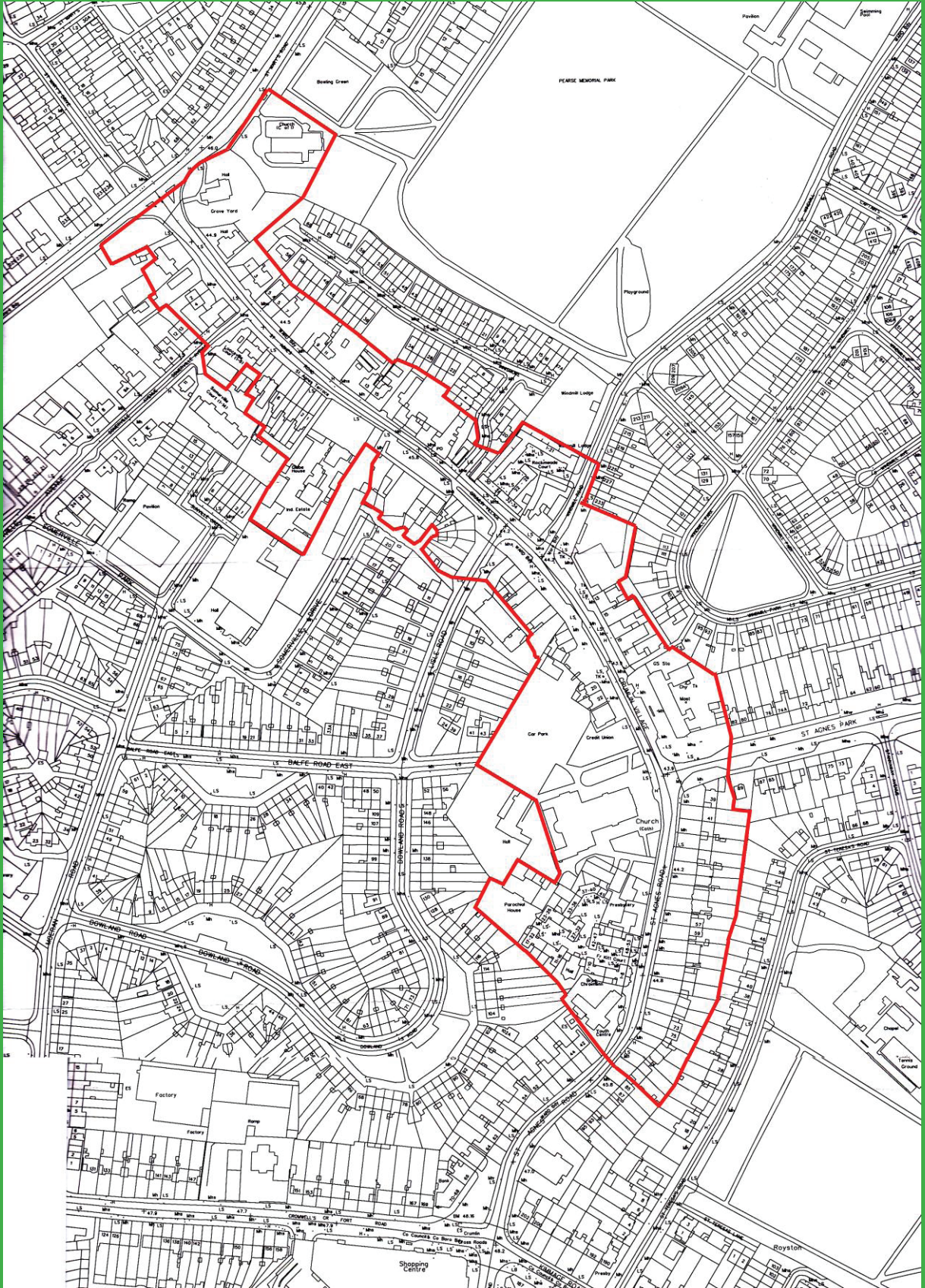


Fig. 2: Boundary map of proposed Crumlin ACA

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2.0 Historical Development

2.1 Medieval Period

The name Crumlin has been used in several locations throughout the country but in this case it probably derives from the term 'curved glen', the glen being that of Landsdown Valley in the Drimnagh area (Watchorn 2009). Its location was important in that it was once on the route from Dublin to Tallaght and areas southwest of the city, as indicated in the Down Survey map of 1656-58.

Historically the village developed in a linear form showing no evidence of an overall plan by a designer or landlord.

In medieval times Crumlin was part of a network of villages established around Dublin following the Norman Conquest in 1170. The circular site of the former St. Mary's church suggests an earlier settlement, an example of a circular settlement of ecclesiastical origin found in village settlements such as Lusk in north County Dublin.

Crumlin was a manorial settlement with a motte and bailey, following the Norman Conquest. The manorial system was widespread in England and Crumlin comprises of lands that formed one of the royal manors near Dublin. It was held by the Harptree family, who came from Harptree in Somersetshire (Ball 1906). The manor house may have been located near a laneway between St. Mary's Road and Pearse Park (Watchorn 2009).

The former church of St. Mary's still stands in the centre of the circular site. This was the site of an earlier church with similar dedication built in the twelfth century. In 1193 the church was given by King John, then Prince of Moreton, to form a prebend in the collegiate of St. Patrick. This was given by the Prince to William Rydal and was vested afterwards in the Archbishop of Dublin (Ball 1906).

Towards the end of the thirteenth century Edward I leased the manor of Crumlin to Henry de Compton, but following opposition it was left in the hands of locals. At this time the old city water course was constructed and it ran through the parish. Its path is shown in the Down Survey map of 1656-58. It ran with the River Poddle to divide in Crumlin and run to Harold's Cross and to Dolphin's Barn (Ball 1906).

Historically, the landscape was dominated by a strip-field system of farming with common-held lands and this layout may have endured until the eighteenth and nineteenth century with the introduction of the field-enclosure system (Watchorn 2009).

2.2 Crumlin in the 16th century

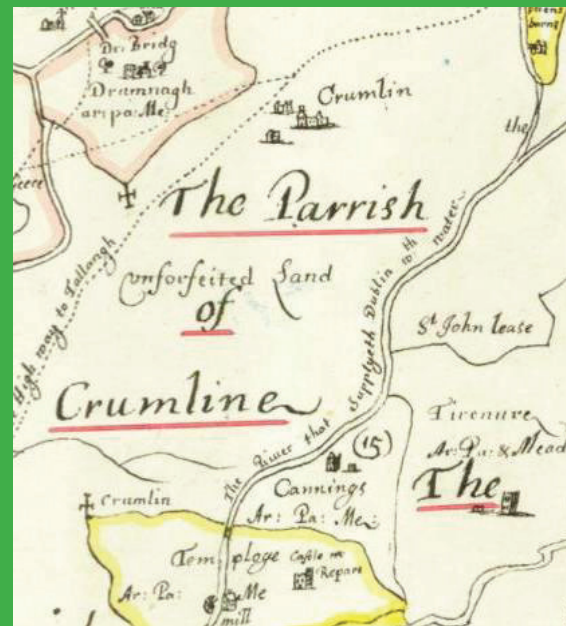


Fig. 3: Down Survey map of Crumlin 1656-58

In the sixteenth century the majority of lands in the manor were held under the crown by small farmers and several small castle houses existed in or near the village. Religious houses also held lands in the area at the time of their dissolution under Henry VIII (Ball 1906). Crumlin Manor had its own court, sessions were recorded in The Court Book of Esker and Crumlin (Crumlin portion: 1592-1597). Tenants were recorded with Gaelic and English names, the former predominating (Watchorn 2009).

Crumlin was raided by Gaelic Irish several times at the end of the century and the church was damaged in 1594 by fire. The church roof was said to be then made of lead, which was removed to make bullets (Ball 1906). The village was attacked again soon afterwards, underlining the vulnerability of the area. The Down Survey map later noted the parish as



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being 'unfortified'. The damaged church had not been rebuilt by 1615 but was noted to be in good repair by 1630 (Ball 1906).

2.3 Crumlin in the 17th century

Land transfers from Catholics to Protestants in the post Cromwellian period saw a change from the manorial system to commercial landlord-and-tenant arrangements. In the seventeenth century Crumlin village was associated with personalities of importance in the commercial and administrative life of the area (Ball 1906). The main street became the location of fashionable houses belonging to gentry and professionals with poorer people living on side roads and in surrounding areas (Watchorn 2009). At the time of the Restoration it was noted that two houses in the village had four hearths each and two other houses contained two hearths each. The larger portion of lands at the end of the century was in the possession of a Major Deane, who rose in political position following the Restoration and probably occupied the manor house.

2.4 Crumlin in the eighteenth century

In the return to the Irish Parliament of 1731 a Catholic Church is noted, this structure had been rebuilt some five years previous. It was described in 1780 by Austin Cooper as a plain structure containing about a dozen seats. It had a chancel raised by two steps and a communion table enclosed by a semi-circular rail (Ball 1906).



Fig. 4: St. Agnes Catholic church, built c.1726 and demolished 1969, photo c.1940

By the middle of the eighteenth century a French tourist described Crumlin as a small village with a neat church and that the area was well inhabited by farmers and labourers. The prolific English engraver Francis Jukes (1745-1812) prepared views of Crumlin dating from 1795. One shows the village in its rural setting with the tower of St. Mary's church and a number of two-storey houses appearing above trees.

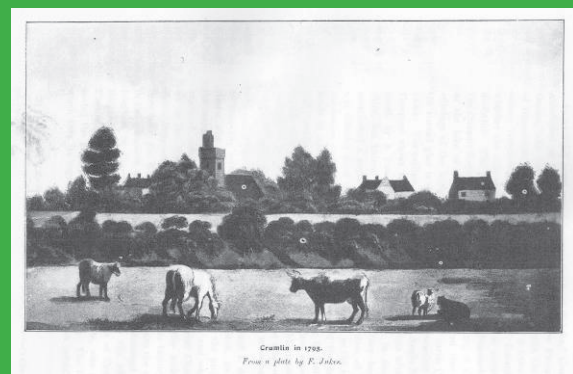


Fig. 5: 'Crumlin in 1795', F.Jukes

In the later part of the century horse racing took place annually despite the displeasure of many residents of their rowdy character (Ball 1906). Crumlin was also not untouched by the rebellion of 1798, which was reported to have taken its toll on the inhabitants of the village.

The eighteenth century saw the building of large fine suburban houses with gardens along the village main street. These were to define its appearance as an attractive and fashionable Dublin suburb until the mid-twentieth century.

The houses include Crumlin Lodge, the Glebe House, Lisle House, Kingsfield House, Innismore House, Looceville House and Crumlin House. Kingsfield House was of Georgian appearance and may have dated from the second half of the century, the Glebe House dates from 1791, Crumlin Lodge was from 1767 and Looceville House was probably from 1796.

Major Deane's grandson attained a title at the bench of Chief Baron and lived at Lisle House (Watchorn 2009), which was built at the beginning of the century. This was sold in 1723-4 following his death and was described as a handsome resi-



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dence surrounded by walls with gardens having fish ponds (Ball 1906).

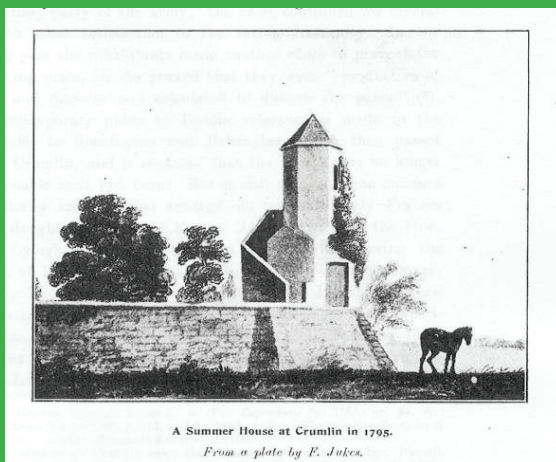


Fig. 6: A Summer House at Crumlin in 1795, F.Jukes

The Ordnance Survey maps from the nineteenth century show large landscaped gardens, orchards and formalised tree arrangements associated with the large houses. These are likely to have originated in the eighteenth century with the building of the houses. F.Jukes created an image of a summer house, believed to have been located at the end of the garden of Lisle House (Watchorn 2009). This has the appearance of a designed folly and indicates the level of sophistication of gardens design in Crumlin.



Fig. 7: 'Crumlin House' by T.J. Westropp, 1904

A view of Lisle House was made by the Irish antiquarian Thomas Johnson Westropp (1860-1922) in 1904. Though titled as a 'Crumlin House', it shows the front garden and advanced north wing associated with Lisle House. It describes a well-composed elevation retaining many features of its Queen Anne origins. The garden is shown at the date of the sketch to be heavily planted in the then fashionable naturalistic style, in contrast with the historic Ordnance Survey maps from the first part of the nineteenth century which show more formal layouts.



Fig. 8: Glebe House, c.1920



Fig. 9: Looceville House (and shop), 1986



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2.5 Crumlin in the nineteenth century

The First-Edition Ordnance Survey map of 1837 indicates a layout to the village that, though much altered, is one with which we are familiar today. It shows St.Mary's church and the historic road layout with large houses and extensive landscaped gardens.

In 1817 the church of St.Mary's was largely rebuilt with a loan from the Board of First Fruits, a new nave and chancel was built and the tower of the earlier church was integrated into the new arrangement. The single-aisle nave is entered through the old tower located to the west end which received a new classical-style doorway with inscriptions. Lancet windows with stone tracery are located on the south wall and the chancel to the east is also lit by a lancet window. The wall surrounding the grounds had been built in the 1720s and this was restored in the 1820s (Ball 1906).



Fig. 10: Aerial view of old and new St.Mary's churches and their settings. Microsoft 2013

Crumlin House is the largest of the historic houses, having a gate lodge and outbuildings, large landscaped parkland, parterres, walkways, a lake with pedestrian bridge, a quarry and a windmill.

In the early part of the century the village gained importance as a service centre to the locality with a post office, police station, two schools, dispensary and commercial premises.



Fig. 11: Ordnance Survey map of 1837

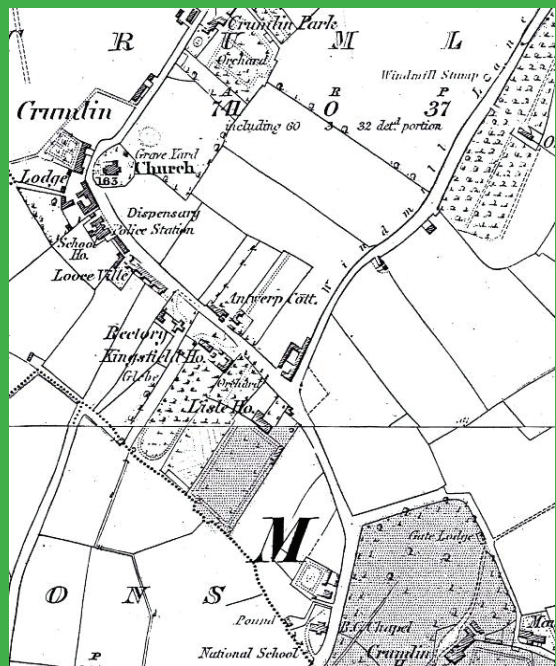


Fig. 12: Ordnance Survey map revised 1869/1876



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The revised Ordnance Survey map from 1869/1876 indicates no major changes to have taken place since 1837. Looceville House and Kingsfield House are named in this later map though their building footprints can be seen in the earlier version. Antwerp Cottage is noted and the title of 'lodge' is indicated for the structure west of St.Mary's.



Fig. 13: St.Mary's Parochial Hall
(former parochial school)

A school is shown close to St.Mary's church on the west side of the main street and south of the lodge. This was to be re-located in the 1870s in a new structure on the east side of the street in a simple single-storey structure of stone and brick, which still exists today.



Fig. 14: Old Police Barracks, 1928/29

The school complimented the scale of the constabulary building which stood on the west side of the street. The constabulary was built in the 1840s in neo-Tudor style with a symmetrical arrangement of expressive gables in brick and rendered decorative trim to the openings.



Fig. 15: First Post Office building (until c.1926)
Looceville House & shop in background, photo

2.6 Crumlin in the twentieth century

The Ordnance Survey map of 1907 shows little change from the map of 1869/1876. The north end of the street indicates more built definition on its east side with rows of attached and semi-detached single-storey dwellings. A short lane lined with small terraced houses lies to the west of Looceville House in a dense arrangement uncharacteristic of the rest of the village.

A row of two-storey terraced houses stands to the northwest of the Glebe House, indicating first use of small scale two-storey suburban house types that were later to be ubiquitous.



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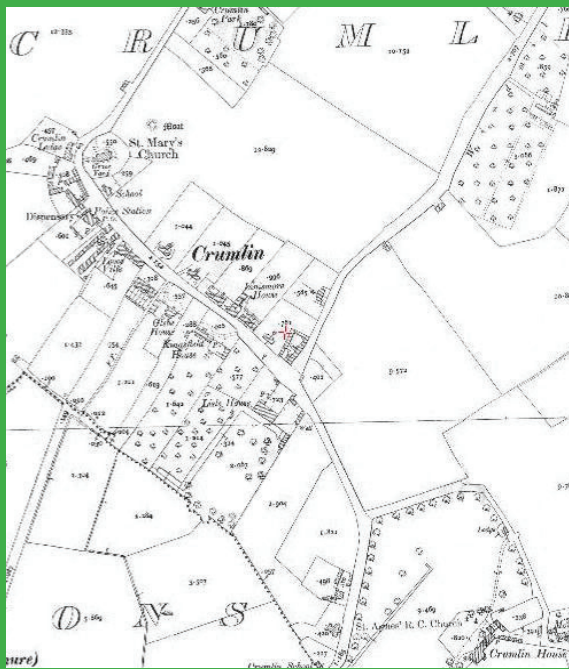


Fig. 16: Ordnance Survey map of 1907

The present St. Agnes Catholic church replaced the earlier and smaller structure, though the latter continued to exist until the 1960s. The new church was designed by the practice of Ashlin & Coleman, work started in 1933 with the nave completed and the church opened within two years. Later additions of transepts, apse and lengthening of the nave were finished by 1942 to complete an architecturally unified composition. The structure is made of Dublin granite with a strong volumetric expression and restrained use of decoration. The style is historicist, reflecting the typical approach to church building in the pre-war period and before the adoption of modernist church architecture.



Fig. 17: Post office (Candons) operating from c.1926. Note integrated post box in elevation. Innismore Terrace to right probably from beginning of century, no longer extant.

The present St. Mary's Church of Ireland church is a striking structure built in the early 1940s. It was designed by the architectural practice of McDonnell & Dixon, established in 1917 and shows an original design approach. It displays Art Deco influences and shows confident use of brickwork and concrete. The bricks were some of the last of those produced by the Dolphin's Barn brickworks (1896-1942) that was located nearby on the Crumlin Road.

The revised Ordnance Survey map of 1936/1943 shows little change in the number of settlements and overall layout when compared to maps from the turn of the century. Suburban row houses are shown emerging in random groups along St. Agnes Park. A long row of suburban houses was built opposite the Catholic church along the east side of St. Agnes Road in the grounds of Crumlin House. This served to cut the historic relationship of the house and grounds with the main street.

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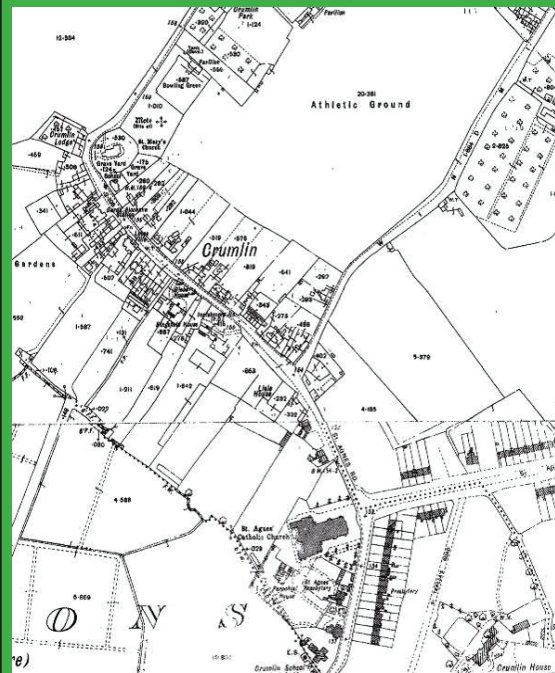


Fig. 18: Ordnance Survey Map of 1936/1943

The map also indicates a parochial house to have been constructed south of the new Catholic church and the nearby Crumlin School to have been rebuilt in its present larger form. Most of the historic large suburban houses that were characteristic of the eighteenth and nineteenth centuries are recorded on the map, though local historians indicate that several were falling into disrepair or being abandoned. The surrounding field patterns remain largely intact, with some in use as market gardens, indicating the continuing importance of Crumlin's rural setting.

The village experienced its greatest change in the period since the 1950s as it became engulfed in the tide of suburban housing that spread from the city. Today Crumlin no longer retains its rural setting and the main street now provides access to a myriad of small housing estates to either side.



Fig. 19: Pre-1960s road layout at St. Mary's church. (Crumlin Lodge standing to west side of road). Photo c.1950

A significant change to the historic layout took place to the north end of the village with the removal of houses west of St. Mary's church to allow the creation of Bunting Road as an extension and in-line with St. Mary's Road. Bunting Road is approximately one kilometre in length and runs in a straight line. It provided access to new housing estates along its length before joining the Walkinstown Roundabout in the west. The alteration of the historic junction and its opening westwards removed the strong sense of spatial enclosure around the historic church grounds.

Rows of two-storey structures were added in several locations along the main street to accommodate commercial premises with dwellings. Though of modest architectural appearance, they have managed to fit with the small scale character of the village. Kingsfield House and Lisle House made way for these and other recent developments.



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Fig. 20: Current Ordnance Survey map

2.7 Historical Sources

- Ball, Francis E. A History of the County Dublin, Part Fourth. Alexander Thom & Co, 1906
- Watchorn, Finola, Crumlin and the Way it Was; History, Heritage and Memories, Watchorn 2009
- Hutchinson, Sam. Towers, Spires and Pinnacles; A History of the Cathedrals and Churches of the Church of Ireland. Wordwell 2003

3.0 Statutory Protection and Planning Objectives

In addition to the protection afforded by the ACA designation, some individual structures within the ACA are protected in their own right by other statutory designations.

3.1 Protected Structures in the ACA

The following structures within the boundary of the Architectural Conservation Area are included in Dublin City County Council's Record of Protected Structures (RPS):

Old Church of Ireland church,

Victorian school house walls and roof (excluding hall to the rear)

Melville House (at junction with Bunting Road)

Former Post & Telegraph office (at junction with Somerville Avenue)

Looceville House

Former Glebe House

Bru Crumlinne (former Crumlin National School)

3.2 Recorded Monuments

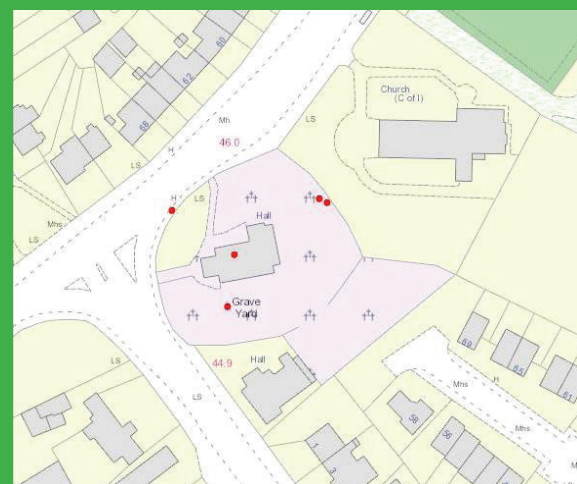


Fig. 21: Locations of recorded monuments within the ACA (www.archaeology.ie)

The following archaeological sites and features within the ACA are listed in the Record of Monuments and Places (RMP) are protected under the National Monuments Acts



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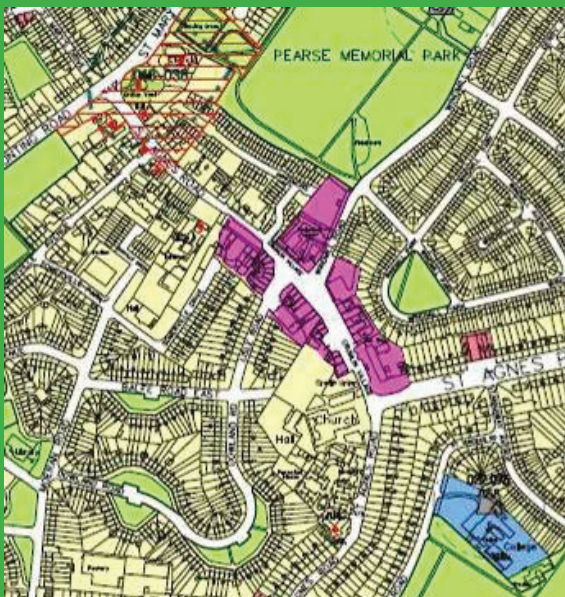


of 1930 to 2004:

- RMP No DU018 – 38001 Church
- RMP No DU018 – 38002 Graveyard
- RMP No DU018 – 38003 Ecclesiastical enclosure
- RMP No DU018 – 38004 Mound
- RMP No DU018 – 38009 House 16th/17th century

These sites are concentrated in and around the former Church of Ireland church site and archaeological material can be expected below ground in an area surrounding the present church grounds. All such fabric is protected under the National Monuments Acts, and permission from the Department of Arts, Heritage and Gaeltacht must be obtained for any alterations to them.

3.3 Dublin City Council Development Plan 2011-2017



The Dublin City Council Development Plan 2011-2017 MAP G identifies the following zoning objectives in the ACA:

- Z1: to protect, provide and improve residential amenities
 - Z4: to provide for and improve mixed services facilities
 - Z9: to protect, provide and improve recreational amenities and open space & green networks
- Z1 applies to all areas except for an area at the heart of the village which is designated as Z4. Z9 is indicated in the grounds of the former Church of Ireland church.

Character of Historic Built Environment

3.4 Defining Characteristics

The special character of the ACA can be defined by the following distinctive attributes:

- Layout
- Socio-economic functions
- Building types and materials
- Quality and treatment of open spaces

3.4.1 Layout

Crumlin now lies between large routes to the north and south that radiate from the city which lies to the northeast. The flat topography in the village is characteristic of the larger area. The urban layout of Crumlin is of early origins and the street has a S- form that runs in a north-south direction and is defined by structures arranged both sides along its length. It terminates to the north at the medieval ecclesiastic settlement at St.Mary's which is in a circular enclosure. The s-form of the street creates a strong sense of the picturesque and small-scale intimacy that gives strong character definition to the linear arrangement. This intimate sense of scale is supported by a variety of structures of one and two storeys. Even recent large structures such as the Garda Station, Post Office depot and new Parish Centre are underwhelming. The medieval Christian origins of the village are evident in the circular enclosure of the former Church of Ireland church.

The church spire of the former church can still be seen today, as it stands above surrounding mature trees, from long distances along St.Agnes Road, Bunting Road or St.Mary's Road. It serves to signal the presence of the village from surrounding residential areas as it once did in a rural setting.



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3.4.2 Socio-economic Functions

Crumlin village is a busy social and business centre serving surrounding residential areas. It contains a Church of Ireland church, a Roman Catholic church, community halls, a parish centre, a variety of small shops, cafes and service centres, a public house, light industrial and other commercial uses. The residential use is mixed with apartments and a variety of suburban house types, with some housing developments for the elderly.

3.4.3 Building Types and Materials

The historic building stock in the ACA reflects the cultural significance of the village in terms of social history, urban form, archaeology, historic building technology and architectural design quality.

The built fabric of the ACA is constructed of a variety of materials and styles. It has managed to retain its predominant two-storey appearance and is composed of structures built from medieval times to the twentieth century with a mix of rendered, brick and stone elevations. The repetition of small units and good balance with larger structures creates an interesting mix of scales in the open space. The modest terraces, rows of single dwellings and larger recent two-storey structures are punctuated by large institutional buildings such as the churches and former school. These have architecturally expressive elevations and display rich arrays of materials.

The coherence of this historic ensemble has been diminished over the past three decades by developments of unsympathetic form and detail. Some of the structures have suffered from the loss of historic components and materials.

All historic buildings, however unassuming, add historic depth to the streetscape, and reinforce the architectural heritage quality of the ACA. Some of the buildings retain historic timber windows and any surviving joinery is therefore of crucial historic importance to the character of Crumlin. Details such as metal railings enrich the palette of materials and features. Outbuildings and stores to the rear of some plots have exposed rubble stone and further add to the richness of the palette of materials in the ACA. Roofs are traditionally of slate and some have been replaced by materials

of lesser aesthetic quality. The traditional detail of not using fascia and bargeboards gives emphasis to the plain clear form of the buildings, leading to a neat appearance. Unless it was part of the original design projecting bargeboards appear inappropriate to earlier architectural expression.

The buildings that contribute to the special character of the ACA range from the following typologies:

- Medieval structures
- Archaeological remains embedded within or beneath later structures
- Nineteenth and twentieth century churches with ancillary ecclesiastical buildings and graveyard monuments
- Eighteenth-century houses now remodelled internally and externally
- Nineteenth-century houses now remodelled internally and externally
- Nineteenth century public buildings
- Nineteenth century school building
- Shop fronts of the twentieth century
- Twentieth century public, commercial and service buildings



Fig. 22: Brick façade of former national school



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Fig. 23: Historic render and timber sash windows



Fig. 24: Quarry faced stone and dressed stonework to the Catholic church



Fig. 25: Decorative stonework to the entrance of the former Glebe House



Fig. 26: Decorative use of brickwork in the new St. Mary's Church of Ireland church



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3.4.4 Quality and Treatment of Open Spaces

The open space within the ACA has changed significantly over the twentieth century. Many of the grander historic suburban houses with their gardens and boundary treatment are no longer extant so that the open space in the village is more defined by buildings and hard landscape finishes.

The greatest changes are the result of the motor car, notably modern street surfaces, road markings, traffic signage, traffic lights, pedestrian crossings and on-street parking. Modern service utilities both over ground and underground have caused further changes in character, including loss of historic pavements and introduction of modern lighting.

The street spaces today presents in places a cluttered appearance, and the simplicity and sense of space seen in historic photographs which once characterised the ACA has been lost.

Some recent and historic buildings in the ACA open directly to the street without transitional spaces. The ecclesiastical buildings and grander former residences are set back from the street and the spaces in front retain some historic features such as steps, railings, plinth walls and boundary walls.

Tree planting plays an important role in defining the character of open space in Crumlin village. Street trees have played a lesser role but trees along site boundaries give significant definition to street settings and also act as backdrops to historic structures. They echo the once rural and grand-suburban character of the village.



Fig. 27: Entrance to former school



Fig. 28: Stone piers and metal gates to a dwelling



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Fig. 29: Metal railings on plinth walls to row houses



Fig. 30: Historic rubble-stone walls to former St.Mary's church grounds



Fig. 31: Rendered rubble stone wall and piers



Fig. 32: Row of trees to boundary of new St.Mary's Church of Ireland church



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Fig. 33: Mature trees in grounds of former St. Mary's church



Fig. 34: Detail of metal gates to grounds of former St. Mary's church



Fig. 35: Street lamps with Shamrock motif

3.5 Street by street appraisal

3.5.1 St. Mary's Road, Bunting Road and St. Agnes Road

This part of the ACA lies at the north end of the village main street at the junction of St. Mary's Road/Bunting Road and St. Agnes Road.



Fig. 36: View from north of new St. Mary's Church of Ireland church

St. Mary's Church of Ireland church lies to the northeast of the ACA and north of the earlier Church of Ireland church and grounds. A row of tall mature trees mark the east boundary of the site. Both churches are set back from St. Mary's



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Road and aligned east to west and at an angle to the street; this lends them an informal and picturesque appearance to passersby. The main elevation of the new church is largely blank except for a slim window above an arched entrance. The yellow brickwork has a course texture that enhances its simple composition of volumes. A tower is located to the north-east end of the building and this has a squat and understated appearance. When seen from the St.Mary's Road the church underplays its presence and allows attention to be directed to the distinctive tower of the older church to the south.

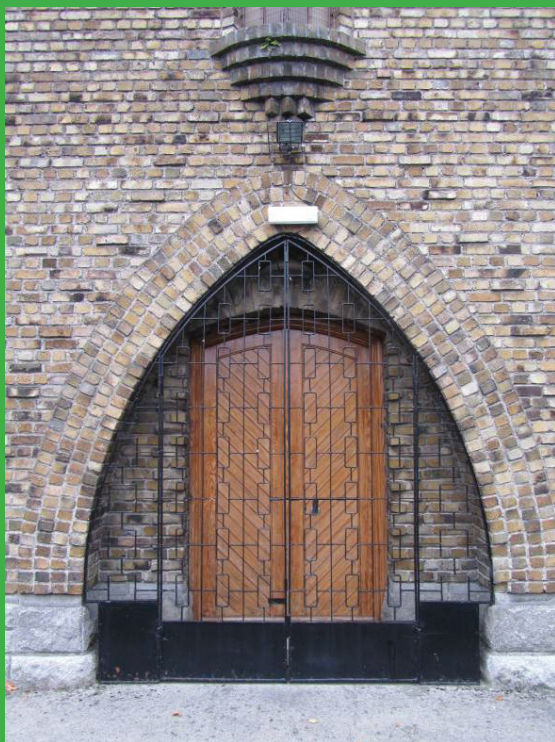


Fig. 37: West entrance of new St.Mary's Church of Ireland church

The rubble-stone boundary wall to the front echoes the rustic appearance of the brick church and blends with the stone walls that mark the boundary of the older church. The former runs straight and parallel to the road and the latter wall is taller and follows a curved boundary.



Fig. 38: View from west of former St.Mary's Church of Ireland church

The former Church of Ireland church stands at the junction of St. Agnes Road and St. Mary's Road. Like its later neighbour to the north it is arranged east-west along its main axis and stands equally skewed to both roads. From the junction the distinctive tower has an imposing appearance. An opening in the boundary wall is located on axis with the church affording views of its classical-styled entrance. A further opening is located on St.Mary's Road to the north affording views to the church and cemetery grounds through cast-iron railings. The rubble-stone walls continue their graceful curve from St. Mary's Road into St. Agnes Road and end at the grounds of the neighbouring former school. The boundary is accompanied by a row of fine mature trees just inside the wall. The grounds themselves lie higher than the surrounding roads, further emphasising the special nature of the cemetery.



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Fig. 39: View of church entrance and graveyard

A green area is located opposite the church on the west corner of the junction of St. Agnes Road and Bunting Road. This allows fine views of the church and tower from the west on Bunting Road. A row of mature trees stands along the south boundary that is shared with Melville House. The trees in the park, on Bunting Road and in the cemetery grounds add a sylvan character reminiscent of Crumlin's once rural setting.

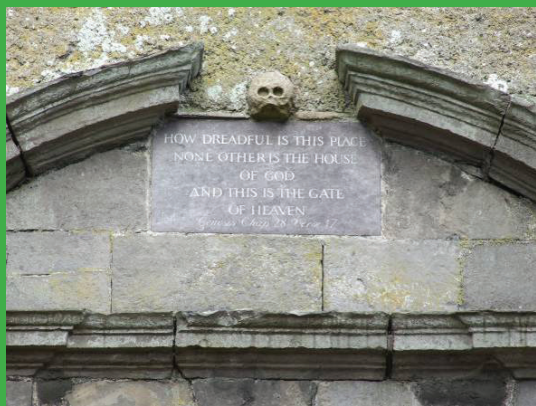


Fig. 40: Detail and inscription above the church entrance



Fig. 41: Grave monuments in grounds of the former church



Fig. 42: Grave monument to the north of the church tower



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3.5.2 North Section of St. Agnes Road

Looking south into St. Agnes Road, the view is framed by the boundary walls of the former church to the east and Melville House to the west. This framing is reinforced by mature trees in the grounds of both. The trees in the front garden of the Melville House hide the presence of a long two-storey house. This was once part of an arrangement of structures that closed the east end of St. Mary's Road, leading into St. Agnes Road parallel to the curved boundary of the historic church site. Melville House has an asymmetrical and informal architectural expression and is set back from the main road with a generous garden. It is one of a few remaining larger houses set within its own grounds that was once typical of the village.



Fig. 43: Melville House

The road running south from Melville House has lost some of its former definition following the removal of structures on the west side that included a fine neo-Tutor style police station. This site is now occupied by some recent semi-detached suburban-type houses of little architectural character.



Fig. 44: Former post office/shop on corner of Somerville Avenue

Directly south of these the corner to Somerville Avenue retains good definition with the presence of the former post office/shop. This stands four-square at the corner with hipped roof ends, brick chimneys and rendered quoins to the main elevation. It has a simple arrangement of windows, some of which some retain their timber sashes.



Fig. 45: Former parochial school building

The east side of the street is marked by the former parochial school building standing just south of the grounds of the former Church of Ireland church. It has a simple form and symmetrical elevation arrangement and though a relatively small structure, it has a strong presence in the street space. The simple form is embellished with robust stone quoins and brick detailing to the openings and the steep roofs retain their original slate finish.



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Fig. 46: Detail of main entrance of former parochial school

The rubble-stone boundary to the former school wall runs parallel to the road and meets with the curved boundary walls of the church grounds. A row of single-storey cottages run south from the former school. These are set back from the road and have large gardens.



Fig. 47: Semi-detached cottages

The single-storey volumes of the row houses have hipped slate roofs and though they are much altered, their repetition gives good definition to the street space. The older houses have better retained their front gardens with boundary hedges, stone walls and some trees which reinforce the historic suburban character of the setting.



Fig. 48: Looceville House and former shop

Looceville House now stands close to the south corner of Somerville Avenue and St. Agnes Road. It is an impressive composition with a shallow front garden that echoes the arrangement of Melville House to the north. A single-storey wing to the north side of the house fronts onto the public path. This has a large opening that once served as a shop front. The symmetrical, but picturesque elevation composition of the house proper has strong presence in the street space. The simple roof volume is enhanced by symmetrical chimneys on each gable. A recent structure attached to the south gable of the house conceals views of the main elevation and diminishes its presence in the streetscape.



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Fig. 49: Main elevation of Looceville House

Further south a row of six brick terrace houses gives strong definition to this side of St. Agnes Road. Though the houses are small, they are part of a strong composition with gabled end elevations and mirrored elevations in the intermittent row. The composition is embellished with arches to the ground floor windows and one house retains its decorative timber windows at ground floor with timber sashes to first floor. The houses to the south part of the row retain their historic boundary treatment of rendered plinth walls, piers and metal gates and railings as well as their gardens. This lends that part of the terrace a dignified appearance giving strong character definition to the street space.



Fig. 50: Brick terrace houses



Fig. 51: Detailing of historic windows

The south part of this stretch of the west side of St. Agnes Road is marked by the former Glebe House. The row of single-storey cottages stands opposite to the east. The Glebe House retains its impressive double-pile, two-storey over basement volume and is well set back from the road. It has a well proportioned and symmetrically arranged elevation with simple hipped roof form and impressive chimney stacks to the foremost gables. It also retains a stone flight of steps to an entrance with fanlight. The space to the front is now in use as a carpark with a rubble-stone boundary wall and row of chestnut trees. The rear of the site is occupied by an array of recent storage and industrial sheds. This is one of the most important historic large dwellings of its type remaining in Crumlin and it continues to give strong definition to St. Agnes Road.



Fig. 52: Former Glebe House



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Fig. 53: Detail of steps to former Glebe House



Fig. 54: Detail of main entrance of former Glebe House

3.5.3 Centre Section of St. Agnes Road

This part of Crumlin village stretches between the former Glebe house in the north to the Catholic church and the junction with St. Agnes Avenue in the south. The predominantly two-storey structures are from the second half of the twentieth century and they replaced several large historic suburban villa type houses and their gardens.



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Fig. 55: Number 19 on east side of St. Agnes Road

The north-east side of this stretch is marked by a historic two-storey house of Georgian appearance with a shallow front garden. It alters the character and scale of the road from one of small dwellings with large gardens to a more urban one. The house is well proportioned with a robust volumetric expression and symmetrical composition of openings. It retains much of its historic fabric and has a strong presence in the street. A single-storey former post office building with hipped-slate roof stands to the south of the house with a garden in between. The garden is bordered on the road side by a plain rendered wall. The wall and former post office blend well with the house in a composition that establishes a strong building line.



Fig. 56: Former post office



Fig. 57: Aerial view of number 19, former post office with Innismore House to rear

Inishmore house is located to the rear of the single-storey former post office building. It is a two-storey structure with advanced gabled-end bays in a picturesque composition. It faces southeast and is accessed from the main street by a gated passageway beside the south gable of the former post office. An open area in front of the house has a tall boundary wall to the southeast side that serves to conceal views of all but the upper part of the structure from beyond the site. Though it has little visual presence in the street space the house adds to the range of larger house types with gardens that once predominated in Crumlin village. A recent development of houses called Innismore lies to the north and east of the historic house and is accessed by a road that runs parallel to the southeast from St. Agnes Road. This access road is flanked by two recent single-storey dormer-roofed houses as part of the Innismore estate. Their architectural expression is that of a suburban housing estate and jars with Crumlin's village character.

The stretch between the entrance to the Innismore development and the junction with Windmill Road is marked by a two-storey terrace of dwellings and a two-storey corner public house. The former has a well balanced elevation composition and maintains a pleasant small-scale appearance in the street space. The latter structure is of recent construction and has a cluttered composition of opening formats, materials and a flat roof. A two-storey historic structure remains to the rear of the public house on Windmill Road; it retains



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a pitched roof with replacement slates and has rubble-stone walls. This structure gives good character definition to the Windmill Road.



Fig. 58: Building to rear of public house on Windmill Road

The eastern side of the street between Windmill Road and St. Agnes Park is defined by a row of two-storey commercial structures with a large post office service building to the north corner and a Garda station to the south corner. The Garda station stands detached from the terrace and both corner structures are set back from the street line established by the terrace. The post office has a large hall volume with clerestory windows to the street and the blank brick walls at lower level. These are softened by small trees standing in the deep footpath space.



Fig. 59: Detail of terrace shop fronts

The terrace is of modest appearance and the elevation is embellished by a shallow concrete canopy supported by tapering concrete uprights. The uprights mark stair entrances and

divisions between units. The Garda station echoes the modest and understated modern architectural expression of the post office structure; its elevation is broken down into a composition of repeated bays. Like the post office its elevation is softened by a row of small trees standing in a wide footpath.

The west side of St. Agnes Road between the former Glebe house and Catholic church is marked by four terraces of two-storey commercial premises of understated architectural expression.



Fig. 60: Commercial terrace to west side of street



Fig. 61: Detail of entrance in terrace to upper floor



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The first and westernmost terrace runs parallel to and set back from the road. The modest brick elevation retains some tiled walls around the stair entrances but the recent mock-historic shop fronts add a discordant and over busy appearance.



Fig. 62: Corner of St. Agnes Road and Lisle Road

The second terrace marks the corner between St. Agnes Road and Lisle Road. It narrows the street space on St. Agnes Road by drawing the building line forward with respect to the terrace to the west. It splays at the corner with two units facing into the junction and a further row of four units lead into Lisle Road. The units have simple expression with unifying red brick elevations and red concrete tile roofs. The commercial premises at ground floor have tall rendered elevations reaching to sill height of the first floor windows. One unit retains its original metal windows with small scale divisions, the general horizontal format of the openings give a modern-style expression.



Fig. 63: Gable of terrace with '1950' date plaque

The third terrace marks the south corner of the junction with Lisle Road, but unlike the splayed terrace opposite it presents a plain gable to the corner and the terrace does not return into the side road. The end elevation has a number of openings with a date plaque '1950' to the gable. The terrace runs parallel to the road with a wide footpath. Only a few areas of the elevation display original brickwork as most areas are now rendered.

The fourth terrace is a series of short attached structures either side of the wide entrance to the car park that lies beyond to the west. Like the neighbouring terraces the structures are two-storey with pitched concrete-tiled roofs and rendered elevations. Two structures retain some of their original timber casement windows with small subdivisions at first floor level.

3.5.4 South Section of St. Agnes Road

This part of the ACA main street extends from St. Agnes Catholic church southwards to Bru Crumlinee or former Crumlin National School. St. Agnes Road continues a short distance further south beyond the ACA to a large junction at the Crumlin Cross Roads.



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Fig. 64: Suburban housing opposite the Catholic church

The east side of this part of St. Agnes Road is marked by a row of semi-detached houses of more or less same size with pitched concrete-tile roofs, render and brick elevations and projecting splayed bay windows. Numbers 75 and 77 retain their historic windows with horizontal format subdivisions that lend the elevations a modern expression. The houses follow a single building line parallel to, but well set back from, the road. The boundary at the road is marked by simple rendered walls with rendered square gate piers.

St. Agnes church is an imposing structure situated to the west side of a bend in the main street. It stands perpendicular to the road with a setback. St. Agnes Park branches off the east side of St. Agnes Road from a point just north of the church. This asymmetry in the urban layout softens the formality of the church when approaching from the east.

The church entrance gable has a strong backdrop of large transept elevations to the west. The large areas of ashlar stone walling are broken only by a rose window and blind arcade above the arched entrance, simple arched windows, and Lombard bands below the gables. The general arrangement is simple and well balanced in a late interpretation of the Romanesque style. Travelling along the bend in the main road affords good views of the church and its side elevations. The boundary entrance from the road is marked by decorative cast-iron gates flanked by pedimented stone piers with sweeps of decorative metal railings on plinth walls. Other boundary walls are coursed rubble stone with Scotch copings reflecting the simple architectural expression of the church itself.

The north side of the church site is marked by a row of tall trees and smaller trees stand inside the boundary wall along the main road. Beyond this is a car park that serves the church and shops in the area. The west side of this car park is

marked by the former garden wall of Lisle House. A recently built Parish Centre stands along the south side of the church. It has a single storey expression and spreads over a wide area. The elevations use rubble-stone cladding, grey zinc roofing and grey metal windows and do not compete with the historic church structure. The street boundary to the Parish Centre continues in the same manner as with the church proper with a rubble-stone wall with Scotch coping. The south end of the parish centre jumps down in scale with a low pitched zinc roof over a single-storey volume and does not hinder views to the former presbytery building to the south.

The historic presbytery retains its impressive double-pile volume with a raised ground floor and pitched roof with hipped-ends. It no longer retains its historic windows and recent casement replacements diminish its historic character. The boundary entrance at the street is flanked by tall piers with railings and plinth walls.



Fig. 65: Former presbytery & recent parish centre

The site between the former presbytery and former school is occupied by a recent development of dwellings for senior citizens. It is arranged in two-storey rows forming a series of courtyards with access through to the former parochial house site further to the west. A side court lies to the north to the rear of the presbytery and a hall is located to the south between the two courts. The complex presents small scale-elevations with brick and render finishes. The detailing is busy and uses pastiche motifs.

The former parochial house is a two-storey structure and has a central block with flanking advanced wings; the west wing is a recent addition. The structure retains its form and elevation arrangement with string course and smooth render quoins. A green space with trees opposite the main elevation conceals the site from rear gardens beyond. The parochial house is part of the historic ensemble that included the church and presbytery.



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Bru Crumlinne, or former national school, stands to the south of the senior citizens housing complex. It is a tall two-storey structure with an advanced central bay giving an imposing gable elevation to the road. This massing arrangement is similar to St. Agnes Catholic church and like the church it stands strategically at a bend in the road. The elevations are of yellow brick with red-brick dressing to the corners and openings. The roof is of slate with stone copings to the gables that rest on projecting brackets at the eaves. The structure is imposing and has elegant and well-composed elevations. It was extended to the north in the 1960's with an unsympathetic two-storey addition with a flat roof and rendered elevations. The structure marks the end of the historic village proper.



Fig. 66: Former national school

3.6 Views

Views which are key to the character of the Crumlin Village ACA include the following:

1. Distant views to the former St. Mary's Church of Ireland church along Bunting Road, St. Mary's Road and St. Agnes Road.
2. Views along the north portion of St. Agnes Road that include Looceville House, Melville House, the former parochial school and the single-storey cottages and their gardens.

3. Views of former Glebe House and its setting, including the terrace of brick houses to the north.



4. Views of that stretch of St. Agnes Road including the house at number 19, former post office building and Innismore House to the rear.
5. Views of St. Agnes Catholic church from St. Agnes Road and St. Agnes Park as well as views of the north and south side elevations.



6. Views along St. Agnes Road to the former national school from the north and south.





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4.0 Summary Character Statement

The village is distinctive because of its medieval origins and its history as a fashionable Dublin suburb in the eighteenth and nineteenth centuries. The village retains significant diversity of uses serving surrounding areas, which gives it an enviable vitality.

It is situated in an area between large arteries connecting the city to areas to the west, which has saved it from excessive traffic and road widening measures. Recent suburbs have surrounded the village and have removed its former rural setting and though a number of historic structures and their gardens have disappeared but it still retains a small scale village character.

The medieval or earlier ecclesiastic settlement still has strong presence at St. Marys former Church of Ireland church with its medieval tower and circular site marked by a boundary wall and trees. It acts as a strong gateway to the north end of the village S-form street, which probably has medieval origins. This contrasts to more planned layouts typical of later settlements.

Most structures in the village are small scale in appearance and of one or two storeys with a variety of elevation compositions and material treatments. The earlier structures avoid repetition and later terraces are broken down into relatively narrow frontages. Recent structures with large footprints have avoided overbearing expression in the street space and do not compete adversely with their historic settings.

The church structures have a strong sense of presence in the village. The historic church of St. Marys has a distinctive tower and signals the north end of the village. Interestingly Bru Crumlinne (former Crumlin National School) presents a strong gable that marks the south end of the village in a similar manner. The new Church of Ireland church has a modest presence, despite its fine architectural appearance. The Catholic Church of St. Agnes is the largest structure in the village and now serves to give definition to a section of the street largely devoid of other historic structures.

4.1 Archaeological Interest

The ACA lies in the heart of what may be a pre-medieval ecclesiastical settlement with strong traces from medieval times onwards.

4.2 Natural Landscape

The topography is more or less flat, historic views of the village depict its presence in the flat landscape as a collection of structures nestled among trees. The historic garden layouts and planting are now gone but a few of the remaining historic houses retain green open areas and trees to echo this grand tradition.

Strong tree planting can be seen in historic views and plans of the village. Some good arrangements exist at the old and new churches of St. Marys and to an extent in the car park north of St. Agnes church. The mature row of trees in front of the former Glebe House has been cut back with little visual benefit to the street space.

4.3 Medieval Urban Form

The medieval layout and responding sense of scale in the buildings is still apparent in the village today.

4.4 Architectural Interest

The predominant architectural character of the village is determined by street architecture dating to the eighteenth and nineteenth centuries, with strong presence of post-war architecture of modest appearance. The historic structures consist of ordered facades of graceful proportion and vertical emphasis, they express the individuality of dwellings and declare public functions such as schools. The village is punctuated by a number of monumental buildings in key positions reflecting their particular function, designed and built to a high architectural standard as excellent examples of the architectural styles of their period, notable the churches and former national school.

The regular fabric is predominantly rendered and painted, much of it having restrained stucco articulation. Brick facades can be seen in pre- and post-war housing to different extents.



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Early shop fronts such as Watchorns have not continued to today and the various locations for the post office have left only a little trace. The post-war shops were given some distinctive characteristics with wide openings flanked by tiled doorways, doorways flanked by tapered projecting walls and the use of steel windows.



Fig. 67: Former village post office (Candons) c.1970

Historic masonry walls, ironwork railings and gates, stone steps and paving, along with other built landscape features which permeate the ACA contribute strongly to the enrichment of the streetscapes.

4.5 Social and Cultural Heritage

The historic commercial and residential fabric of the ACA, the continuity and diversity of uses, as well as the range of structures serving social, economic and religious functions provide valuable insight into the social history of Crumlin Village, and are a key component of the special character to the ACA

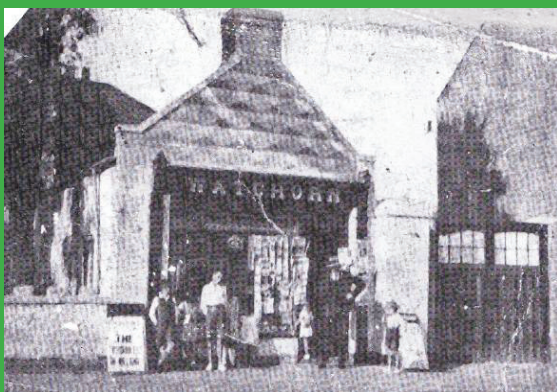


Fig. 68: Watchorn shop, c. 1930



Fig. 69: Post box of former post office in elevation of present day shop



Fig. 70: Detail of historic lighting mast



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5.0 Implications for Planning and Development

5.1 Planning Control

The objective of Architectural Conservation Area designation is to protect the special character of an area through the careful control and positive management of change in the built environment.

5.1.1 Limits to Exempted Development

The Planning & Development Act 2000 requires that planning permission be obtained for all development works, except for those deemed to be Exempted Development. In Architectural Conservation Areas only works which do not affect the special character are exempt, and many interventions which may otherwise be exempt will require permission. Section 82(1) and (2) of the Act defines exempted development in the context of an ACA:

(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 the area.

(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

Assigning ACA status therefore imposes restrictions on works to the exteriors of structures within the designated boundary. Planning permission is required for any new-build works to visible sides of buildings or for changes to original materials, such as windows, wall finishes, boundary walls, roof coverings etc. New infill development and alterations to existing structures are subject to planning permission, and only proposals which respect or enhance the special character of the area can be granted permission.

More detailed direction is given in the following section on the type of works that will or will not require planning permission.

5.1.2 Protected Structures

Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Works to a protected structure that constitute essential repairs or maintenance require written agreement from the Conservation Section of Dublin City Council. This can be sought in the form of a Declaration from Dublin City Council under Section 57 of the Planning & Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements which contribute to its special interest.

5.1.3 Non-protected Structures

Owners and occupiers of non-protected structures located within the ACA should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) of the Planning & Development Act 2000.

5.1.4 Public Domain

Works in the public domain are generally carried out by Dublin City Council and its subcontractors, or by statutory undertakers such as gas, water, electricity or telecommunication network companies, in consultation with the local authority.

Larger scale works will require permission under Part 8 of the Planning and Development Regulations.

Agencies and service-providers carrying out works to the public realm e.g. footpaths, planting, street furniture, parking schemes, public lighting, meter boxes, post boxes, etc., are required to consider the special character of the area as identified in this document, and should consult with the Planning Department of Dublin City Council and the Conservation Section.



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Private sector utilities should employ professional conservation advice to minimise and mitigate the impact of any proposed intervention.

5.2 Works which do not Affect the Character of the ACA

5.2.1 Maintenance & Repairs

Planning permission is not required for regular maintenance and necessary repairs to historic fabric within the ACA, such as roofs, rainwater goods or windows, as long as original materials are retained, and necessary replacement is strictly limited to damaged fabric, and made on a like-for-like basis. The department of Arts, Heritage and the Gaeltacht has published an Advice Series with guidance on best practice, repairs and maintenance of historic building fabric.

For further information see: <http://www.ahg.ie/en/Publications/HeritagePublications/BuiltHeritagePolicyPublications/>

5.2.2 Internal Alterations

ACA designation does not prevent internal changes or re-arrangements to those buildings within the area that are not Protected Structures (see list of protected structures in Section 3.1 of this document), and as long as these changes do not impact on the exterior of the building.

5.2.3 Restoration of Character

Where original materials have been removed and replaced with modern or inappropriate alternatives, the restoration or reinstatement of these features will not require planning permission where the method, materials and details for the works have been agreed with the Conservation Section of Dublin City Council.

5.3 Works which Affect the Character of the ACA

5.3.1 Roofs

Roofing Materials: The removal of the original roofing material, ridge tiles, chimneys, bargeboards, eaves details, cast-iron gutters and downpipes, or their replacement with

modern materials can seriously damage the character of the ACA. Original coverings and elements can generally be repaired and reused and should always be retained as they are essential to the character of the area. Where original roofing materials have been lost, replacement with historically correct materials will be encouraged. Materials used in repairs should also be historically correct to prevent incremental erosion of the character of the ACA.

Chimneys: Chimney stacks are an essential component of the roofscape in a historic urban environment. Removal of stacks will not be deemed acceptable, and any external alteration will require permission.



Roof pitch: The alteration of the roof profile affects the character of the building and changes to the angle, ridge height, eaves level or span of roofs would not be deemed acceptable within the ACA.

Roof Lights: The installation of roof lights is only acceptable on hidden roof pitches, as they can fundamentally alter the visual character of the streetscape.

Dormer Windows: There is no tradition of dormer windows within Crumlin Village ACA. Dormers would fundamentally change the special character of the roofscape and are only acceptable on hidden pitches.

Eaves Fascias, Soffits and Bargeboards: Most traditional buildings in the ACA were built without timber eaves details, and this historic detail should be retained if roof coverings are renewed. Verge details at gable ends typically have no bargeboards and render extends to the underside of the roof



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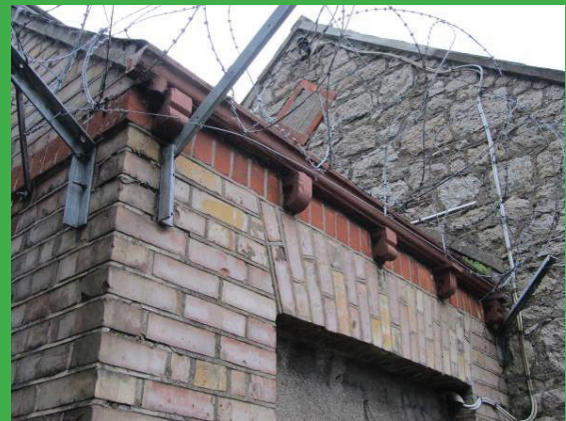
slates, forming a neat junction characteristic of Irish traditional buildings. This detail should always be retained. Projecting eaves or verges should be avoided except in buildings where this was the historic detail. uPVC fascias or bargeboards should never be used within the ACA.

A few historic buildings have projecting eaves and gable bargeboards. These tend to be used in Gothic Revival or Arts and Crafts influenced buildings. In these cases the detail is an important element in defining the character of the building and should always be retained.

Satellite antenna, TV aerials and other communications devices: The addition of such installations to the front elevations or roofs of structures within the ACA would be considered to have a negative impact on the character of the area. Satellite dishes should not be visible on the front elevation of buildings. Planning permission is required for the erection of a satellite dish on the front elevation of any property, whether in an ACA or not. Less visible methods of TV reception, such as cable, should be used and where the existing aerials have become redundant they should be removed.

5.3.2 External Walls

Rainwater Goods: Historic gutters, downpipes and hopper-heads, generally of cast-iron, constitute a significant enrichment of the character of the ACA. All intact surviving elements of rainwater goods should be retained, and only individual components which are damaged beyond repair should be replaced. All replacements should be like-for-like to match the surviving elements. Where historic rainwater goods have been inappropriately replaced, the historic type should be reinstated in any associated works.



Alterations to facades

Alterations to historic facades, such as the installation of external insulation, or window openings will affect the character of the exterior and may not be permitted. Previous unsympathetic alterations will be required to be reversed where a proposal affects that part of the historic structure

Brickwork Elevations: Any proposal to restore historic brick facades must retain the historic patina and character of the façade. Renewal of pointing to facades of exposed brick can substantially alter the appearance of a building. Such work must retain intact historic pointing mortar, and care must be taken to use the correct material and detail. Removal of earlier inappropriate pointing can result in damage to the host brickwork. Pointing work will generally require planning permission, unless carried out in consultation with the Conservation Section of Dublin City Council.





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Stonework Elevations: Renewal of pointing to exposed stonework can substantially alter the character of a building. Such work must retain intact historic pointing mortar, and care must be taken to use the correct material and detail. This work will generally require planning permission, unless carried out in consultation with the Conservation Section of Dublin City Council.



Concrete elevations: historic concrete of architectural quality that has decayed or been displaced by rusting reinforcement will require specialist treatment and should not be repaired using render or other mixes.



Removal of Render: The loss of historic external render damages the authentic character of the ACA and removes a water-resisting surface that protects rendered buildings from

decay. The removal of render in such cases would be deemed unacceptable.

Removal of render from buildings may be acceptable where it can be conclusively demonstrated that the underlying substrate was intended to be exposed. In particular the reinstatement of brick facades may be considered desirable in order to restore the former character of a street. Removal of render in such cases will only be considered acceptable where the historic substrate will not suffer inordinate damage.



Un-rendered elevations: Some structures have traditionally had exposed stone or brick facades. The addition of external render to these houses alters the authentic character of the ACA. The addition of render in such cases would be deemed unacceptable.

Unpainted buildings and features: Some structures within the ACA have a render finish that was always intended to remain unpainted. Such renders add to the aged patina of the ACA and should never be painted over. Similarly, structures



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originally constructed with exposed cut-stone or brick were not intended to be painted and removal of such paint can damage the external surface of the material.



Painting: Painted finishes are a characteristic feature for some structures in the ACA. Repainting of facades, shopfronts, doorcases and other features can alter the character of the ACA and should be undertaken in consultation with the Conservation Section of Dublin City Council. Muted colours will be preferred, and garish colours or painting of shopfronts or facades for brand identity should be avoided. Modern chemical based paints can have a detrimental effect on historic buildings by trapping moisture in the fabric causing dampness and decay. For this reason external paints used in historic buildings must be breathable.

Cleaning: Abrasive cleaning methods such as sandblasting damage the external surface of natural building materials. They often remove the hand-tooled surface from stonework or the protective fired surface from bricks, leading to porosity and harmful water ingress. Generally sandblasting of external walls is not advised on historic buildings. Other non-abrasive cleaning methods may be appropriate, but these must be non-destructive and must preserve the aged appearance of historic buildings. Cleaning measures will always require planning permission or consultation with the Conservation Section of Dublin City Council.

External Cladding: The alteration of the original finish by cladding external walls is generally not acceptable in the historic buildings of the ACA. Original historic external finish-

es must always be retained. Any proposal for the alteration of the existing finishes will require planning permission, and changes which affect the special character of the ACA will not be acceptable.



Rear and Side Elevations: In many instances the rear and elevations of buildings play a key role in the character of the group. It is important to note that ACA protection pertains to the rear as well as to the front of buildings in an ACA.



5.3.3 Windows & Doors

Alteration of Openings: Enlargement of window or door openings or the removal of stone sills or doorsteps can alter the prevailing proportions of the townscape, and result in incremental loss of historic materials which contribute to the special character of the ACA. Any proposed change to openings would therefore require planning permission.



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Painting of doorcases should be appropriate to their historic character.

Replacement of Windows or External Doors: Original timber or metal windows, doors and fanlights are key features which enrich the character of the ACA. Examples of authentic historic external doors, fenestration and glazing are becoming relatively rare and their retention is therefore crucial to the preservation of the character of the ACA. Decay in timber windows can in most cases be repaired and cannot be accepted as a reason for replacement. Replacement of original windows and doors with modern artificial materials such as uPVC or aluminium has a particularly negative impact and will always be deemed unacceptable. Where windows and doors have been altered or replaced prior to ACA designation, the reinstatement of windows of correct historic design will be encouraged, and where planning applications are made for the buildings concerned such reinstatement may be made a condition of permission. Any alteration to windows or doors within the ACA requires planning permission.

5.3.4 Medieval Structures

Archaeology: The north section of the ACA lies within a designated Zone of Archaeological Interest, and any excavation work below ground level may uncover archaeological material.

Standing structures: In addition to below-ground archaeology, all standing structures built before 1700 or containing any pre-1700 fabric are protected under National Monuments legislation. Any works must be carried out in consultation with the National Monuments Section of the Department of Arts Heritage and the Gaeltacht. Medieval structures are key to the appreciation of the character of the ACA, and due to their great rarity must be given very careful consideration in any repair or development proposal.

5.3.5 Shopfronts



Painting of shopfronts: Repainting in the historic colour, or in another appropriate muted tone, may not affect the character of a shopfront, and may be undertaken with the approval of the Conservation Section of Dublin City Council. Paint may not be stripped from historic shopfront elements without approval of the Conservation Section, as earlier layers, in particular overpainted traces of former signage, can be of particular interest.

Existing non-historic shopfronts: Alterations to any shopfront in the ACA will require planning permission. Care must always be taken in works to seemingly non-historic shopfronts in historic buildings, as concealed features of earlier frontages may be concealed beneath. Such concealed features as may come to light in works shopfronts must be notified to the Conservation Section of Dublin City Council, even in cases where planning permission has been obtained.



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New shopfronts: Insertion of shopfronts in historic buildings where none has previously existed can damage the special character of the ACA and will normally be seen as unacceptable. New shopfronts, whether in contemporary or traditional style should reflect the principle of historic examples and be restricted in size to enclose a display window and entrance door only. New shop fronts should not rise higher than the prevailing height in the street and should not alter or obscure architectural details of the original building such as sills, stringcourses, windows, doorways, etc. New signage boards to shopfronts in the ACA, whether in contemporary or traditional style, must reflect the detail of historic examples. Deep fascias and off-the-shelf brackets should be avoided.

Replacement shopfronts: Shopfronts may only be replaced where the replaced frontage is not historic. Surviving components of historic shopfronts, such as framing or tiling, should always be retained.

Shopfronts of contemporary design: Shopfronts of contemporary design can enhance the layered character of the ACA if properly considered. Where non-traditional designs are proposed, a design statement should be submitted outlining the rationale and concept of the design and demonstrating the intended contribution to the character of the ACA.

Awnings: Where new canopies or awnings are deemed acceptable, they should be made of heavy-duty cotton material with painted metal or timber hardware. Plastic should not be used.

5.3.6 Signage and External fittings

New signage: Signage may only be permitted on shopfronts. Such signage should be of appropriate design to complement or enhance the structure, and should not be overtly dominant on the streetscape. Internally illuminated and plastic fascia boxes will not be considered acceptable. 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: Care should be taken that outdoor advertising does not detract from the special character of the ACA. 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. Metal roller shutters with visible boxes are not acceptable within the ACA boundaries. Shutter boxes should be positioned discreetly behind the fascia board, or sliding lattice grills be positioned behind the shop window. Security shutters should not cover the whole commercial frontage.



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but should be restricted to the glazed areas. Security shutters should be placed behind the window display where appropriate to the type of shop or compatible with the interior arrangement. 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 colours which complement the rest of the exterior.

External Seating and Screening: Planning permission is required for seating. External seating should be of wood, painted metal or other material which enhances the visual appearance of the ACA. Plastic seating will not be deemed acceptable. Enclosing ropes and canvas windbreaks can damage the special character of an ACA and must be carefully considered and assessed as part of the overall level of existing street furniture. Screens to enclose external seating areas should be made of heavy-duty cotton, glazed or metal panels and should not be used for advertising purposes.

Other External Elements to Commercial Premises: Newspaper receptacles, vending machines, intruder alarms, etc. can damage the special character of an ACA, and can only be accepted to a limited degree. Planning permission is required for external vending machines, ATMs, newspaper receptacles, storage bays etc. 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.

5.3.7 Boundary Treatments

Alteration or removal of historic railings, boundary walls, piers, gates, etc. always requires planning permission. Loss of such features can be seriously damaging to the character of the ACA and is therefore not acceptable. Reinstatement of lost features such as ironwork details to correct historic detail will be encouraged by the planning authority, or required by condition where appropriate when granting permission for developments within the ACA.

Removal of boundary treatment to allow onsite parking should not be deemed acceptable. In existing cases reinstatement of boundaries and gardens should be encouraged, any

boundary treatment missing to parts of terraces should be made to match the existing. The reduction of the amount of hard landscape areas in front sites should be encouraged with the introduction of permeable surfaces and soft landscape elements.

5.3.8 Demolition

Demolition of any building visible within the ACA, whether it is a Protected Structure or not, will require planning permission. Demolition will only be permitted where the structure makes no material contribution to the character or appearance of the area, or does not have the potential to do so through reinstatement of historic features. There will be a presumption in favour of retaining any structure that makes a positive contribution to the character of the ACA to avoid incremental loss or damage to its special character. Where permission is sought for demolition on the grounds of structural defects or failure, a condition report produced by a suitably qualified and experienced conservation professional, supported by photographs and drawings indicating locations of defects will be required. Justification on structural grounds for any demolition within the ACA must include details of repairs or remedial works normally used in similar circumstances demonstrating why they are not suitable in that instance. A full photographic record and measured survey will be required before any demolition commences.

Although interiors are not protected within an ACA 'façade retention' will not be considered an acceptable approach, except in cases where only the façade survives.

5.3.9 New Build Interventions

Plot Size: New buildings should follow existing plot boundaries to retain the existing grain which is an important determining factor of the special character of the ACA. In larger developments on sites where former individual boundaries have already been removed, the original plot divisions should be articulated in the volume and composition of the new buildings, both to the front and the rear.

New Developments: Designation as an ACA puts an onus on prospective developers to produce a high standard of architectural design, which respects or enhances the particular qualities of the area. New buildings should be designed



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to blend into the streetscape using the prevailing materials, proportions, massing and sense of scale. Buildings should follow the eaves heights, roof pitches, building lines which predominate in the surrounding context. Chimney stacks should be included where these are a feature of the roofscape. Windows should be of matching proportions and alignments at head and sill, and the window-to-wall ratio should be derived from the historic buildings forming the context of the infill site. Contemporary interpretations and detail which allow the new building to be identified as an addition should be favoured over pastiche styles in order to avoid undermining the authenticity of ACA.

Alternative Design Approach: New buildings which depart from the proportions and façade arrangements typical of the context must be of a very high standard of architectural design and must positively contribute to the character of the area. A design impact statement outlining the concept of the design and providing justification for the proposal, demonstrating a considered response to the scale, materials and grain of the ACA must accompany any such application.

Materials and Features: Only materials of good visual quality and durability may be used in new developments. Features which are not typical of the historic buildings of the ACA should be avoided. Depending on the date of the building, these include single-pane roof lights, standard-issue concrete sills or copings, top-hung casement windows. Pressed aluminium gutters or uPVC features of any kind will not be acceptable. Roofs should be covered with natural slate, lead or other roofing materials which enhances the character of the ACA. Roofs of post-war buildings that have used concrete tiles should be replaced with a view to tying into neighbouring roofs in terraces by using recycled tiles of the same type, colour and hue.

Extensions to Front or Side: All new additions to the front or visible elevations of structures within the ACA will require planning permission. Very careful consideration will be given to applications for extensions to the side or front of a structure within the ACA, as these can be particularly detrimental to the character of the area.

Rear Extensions: Additions to the rears of properties can often be visible from other parts of the ACA and can affect its character. Rear extensions which may otherwise constitute

exempted development can materially affect the external appearance of a building within the ACA and would in that case require planning permission or a minimum of a Section 5 Declaration. Extensions should be designed to minimise their visibility from any public area in the ACA, they should be subsidiary to the main building, of an appropriate scale, and should follow the guidance for new infill buildings given above.

5.3.10 Amalgamation of Properties or Sites

Amalgamation of Structures: Joining buildings together into one functional unit requires planning permission irrespective of whether located in an ACA or not. Any proposals for the amalgamation of properties within the ACA will be considered with regard to the impact of the change on the special character of the ACA, whether in its visual appearance or characteristic use. Original entrances should therefore remain in use to maintain an active and vibrant street frontage.

Treatment of facades to joined buildings should emphasise the individual plot. Render or paint finishes should not aim to present adjoining plots in a uniform manner.

Amalgamation of Plots: Any proposed development of a group of sites within the ACA, especially at an increased density, must respect the scale, mass, height, and design of adjoining buildings and of the whole streetscape. This does not preclude modern design but should reflect the predominant and historically significant grain of the town centre, consisting of informally arranged buildings of intimate scale and narrow frontage. Developments which span across former individual plot boundaries should be articulated in their volume and facades to reflect the historic plot divisions, both to the front and the rear, avoiding wide frontages of continuous height.

Demolition of buildings that contribute positively to the character of the ACA is not acceptable. All such buildings should be retained and incorporated sensitively into any proposed re-development with respect for their historic and architectural qualities and original plot form.



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5.3.11 Views

Key views as outlined in this document must be preserved and any works within the ACA should not block or otherwise adversely impact on or these views.

5.3.12 External Lighting.

Proposals for the illumination at night of buildings and other features within the ACA requires planning permission. The method of lighting, i.e. type of fitting, fixing method and type of light, must be specified by the applicant in seeking permission and should be designed so that it does not affect public lighting levels, result in light pollution, or negatively impact on other structures in the ACA.

5.4 Works to the Public Realm

5.4.1 Works by the Local Authority

Most works undertaken in the public realm are carried out by Dublin City Council, or for it by subcontractors. These works include road opening works for drainage, water supply and metering, road resurfacing, paving works, accessibility improvements, street lighting, street furniture, controls and signage for traffic and pedestrians, parking provision and meters, etc. Larger-scale works will require planning approval under Part 8 of the Planning and Development Regulations 2001. The Conservation Section of Dublin City Council should always be consulted in this process.

In smaller scale interventions, the relevant engineering department should consult closely with the Conservation Section to ensure that any unavoidable impact on the character of the ACA is suitably mitigated.

Where subcontractors are used, the tender documents should inform bidding companies of the constraints imposed by working within an ACA. Subcontractors should be carefully overseen or should be required to engage professional conservation advice in any interventions within a historic context.

5.4.2 Works by Statutory Undertakers

Infrastructure for supply of gas, electricity, telecommunications, cable tv, Irish Water, etc. is provided by a range of providers, and all of which can have a damaging impact on the historic built environment.

Utility and service providers are each governed by different legislation, but all must consult to a greater or lesser degree with the local roads authority and obtain permission for any road-opening works.

The road authority as the overseeing body should inform the relevant service provider of the constraints imposed on work within an ACA, and should consult with the Planning Department of Dublin City Council and the Conservation Officer for before approving interventions.

Private sector utilities should be required to employ professional conservation advice to minimise and mitigate the impact of any proposed intervention in a historic context.

5.4.3 Paving & Street Furniture

Alterations to paving and street furniture should be in keeping with the visual simplicity of the town. Where historic evidence of street furniture does not survive, new elements should be chosen to be high quality and low-key. Conspicuous arrays of litter bins or bollards should be avoided through the use of integrated designs to minimise clutter. The impact of necessary items should be mitigated by careful consideration of their position in the streetscape.

The Conservation Section of Dublin City Council should be consulted before any works commence, to ensure that works do not adversely affect, but rather enhance the character of the area.

5.4.4 Drainage

Sewers culverts etc which are not visible contribute nonetheless to the historic character and civil engineering heritage of the ACA. Works to this infrastructure should be respectful of historic setting and should favour repair over replacement.



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5.4.5 Street Lighting

Street light fittings in parts of the ACA are of a decent standard. Consideration could be given to improving the lighting scheme with lower lamp standards to produce a more intimate lighting in sections of the street which would reinforce the village character.



5.4.6 Traffic and Management Signage

The roads in Crumlin are in the care of Dublin City Council. Traffic is due to the many services offered by the village as well as flow through traffic travelling to other locations. It is important that all signage and other traffic management features be carefully sited to cause the minimum impact. Traffic engineers should consult the Conservation Section of Dublin City Council regarding any changes or improvements proposed.

5.4.7 Management of Parking

Cars detract from the historic character of streets, and impede proper appreciation of historic buildings and spaces. Any additional off-street surface car parks will add to the degradation of the character of the village.

The configuration of parking bays in sensitive areas should be designed for the best possible presentation when cars are not present. For disabled-accessible parking spaces alternatives to blue surfacing should be provided.



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5.4.8 Planting & Landscaping

Good quality landscape design can enhance the setting of historic buildings and improve the appreciation of the urban spaces. Such designs should employ good quality natural materials which are already found in the streetscape, or are in sympathy with its scale and materials.

Good quality in the design and maintenance of planting can significantly enhance the special character of areas within the ACA. This also applies to areas in private ownership which can be seen from the street. The Conservation Section of Dublin City Council should be consulted in the design of landscape schemes, to ensure that the impact on the historic character of the town is appropriate.

5.4.9 Service Utilities

Where cabling on facades is not avoidable, these should be placed neatly in discreet positions using dark coloured cable as approved by the Conservation Section.



Wall mounted electricity supply cabinets should be avoided in historic buildings. Cabinets on other buildings should be appropriately concealed to mitigate their visual impact. Ground mounted electricity distribution boxes should be carefully positioned where they do not compromise the appreciation of historic buildings or exterior spaces.

Overhead cabling should be avoided as it takes considerably from the visual quality of historic settings. Where possible, existing cabling should be re-routed underground.



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NOTE:

Some of the works listed overleaf require planning permission irrespective of whether they are located within an ACA or not, but are included to highlight the need for careful consideration of the design of the proposed works to ensure that they do not impact negatively on the character of the area.

The guidance given above is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2006 and Planning Regulations. The Area Planner and Conservation Section of Dublin City Council can be consulted if there is any doubt as to whether planning permission is required or not