



# SANDYMOUNT VILLAGE AND ENVIRONS

Architectural Conservation Area Report

Character Appraisal And Policy Framework



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## **Architectural Conservation Area Report | SANDYMOUNT VILLAGE AND ENVIRONS**

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# SANDYMOUNT VILLAGE AND ENVIRONS

## Architectural Conservation Area Report

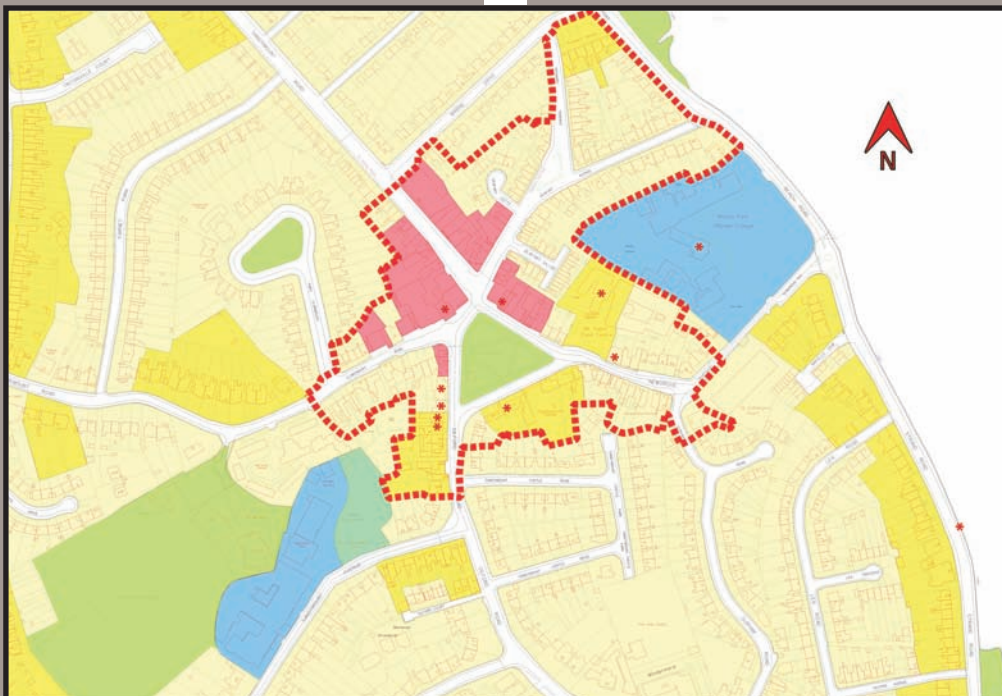


### 1.0 Introduction

The Sandymount Village and Environs ACA is made in accordance with Policy FC43 of the Dublin City Development Plan 2011-2017 “*To continue to prioritise the assessment and consideration of appropriate historic streets and squares for designation as Architectural Conservation Areas and include policies to protect and enhance their architectural characteristics*” and Objective FCO34 “*To undertake an assessment to inform the potential ACA designation for the following areas: Mountjoy Square, Crumlin Village (St. Agnes Church and environs), Iveagh Garden’s Crumlin, CIE Estate Inchicore, the eastern part of Rathdown Park/Rathfarnham Road and **Sandymount Village and Environs.***” This ACA is the third ACA to be designated within the current Development Plan.

### 1.1 Location

Sandymount is a seaside village/suburb in Dublin 4, it is located 4 km from Dublin City Centre. The area is bounded on the Strand Road side by the sea at [Sandymount Strand](#) and [Merrion Strand](#). To the north is [Irishtown](#) on the way to [Ringsend](#), and to the west, [Ballsbridge](#). [Sandymount Green](#) is a triangular park at the centre of the village. Sandymount has a particularly well-developed sense of place in the heart of Dublin City. It boasts an attractive seaside location, variety of architectural styles, and a renowned 'village' character making it a special place to live. As part of an initiative to protect and enhance its unique character, Dublin City Council proposes to designate Sandymount Village and its immediate environs as an Architectural Conservation Area. The ACA which is outlined in map 1.0 below, will replace the existing Conservation Area designation, the principal change to the existing area is to extend the ACA boundaries to include all of Seafort Avenue and Dromard Terrace and part of Beach Road. Protected structures are indicated with a red asterisk.



1.0 ACA Boundary Map



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1.1 Aerial view of ACA boundary

## 2.0 Historical Context

Sandymount was originally named Scallet Hill and is known to have belonged to a Richard de Saint Olof in the 1200s. Subsequently this area, as well as the land along the shore, and then described as the great pasture by the sea, or the rabbit warren, (which extended as far as Ballsbridge), became the property of the Fitzwilliam's of Merrion.

In the Rathdown Survey of 1654 the population of the area was given as just 80 people. In 1731 the soil around the area was found to be very suitable for making bricks and, within a short time houses were built around what is now Sandymount Green to house workers. Bricks from the area are used in a number of works including; Fitzwilliam Square, Fitzwilliam Street and Pembroke Estate. Brickworks attracted a number of workers to live in the area and a triangle of cottages and small houses were built to accommodate them. Gradually a small village developed and became known as Brickfield Town near the site of the present day Sandymount Green. It officially measured 243 acres. Brickfield Town was later named Sandymount around 1810.

The coast is alluvial, from coast-wise drift and silt. For fear that his inheritance would end up in the sea, in 1791 Lord Fitzwilliam built an embankment all the way from Williamstown to Prospect Terrace, with a raised road and an outer stonewall or revetment. Thereafter, the development of Sandymount commenced in earnest.

He called Brickfield Town "Sandymount" instead, letting it out to suburban villas. So, fancifully named houses appeared everywhere. Most fanciful of them all is Sandymount Castle, which is a castellated villa still in evidence on Sandymount Green.



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Sandymount Green was laid out in the early 1800s as a green with railings at the heart of the village. A bandstand and wrought iron drinking fountain were added later. The Methodist Church, built in 1864, is on the east side of the green.

A major catalyst to the expansion of the village was the construction of the Dublin to Kingstown Railway in 1834. Today the Dart uses this line connecting the village to the centre of Dublin and also south as far as Greystones.



1870 Ordnance Survey map of Sandymount

In the 1920s Sandymount was popular as a holiday destination – being sufficiently far from the city to enjoy clean air and lots of opportunity for bathing.

### 3.0 Description and Character Appraisal of Village and Special buildings

There is a significant stock of nineteenth and twentieth century structures in Sandymount village, a number of which are protected structures. Sandymount village is primarily a nineteenth century development with houses shown laid out around Sandymount Green on the first edition Ordnance Survey map. To this day Sandymount Green continues to be a focal point for Sandymount village. Generally the architecture of the village is an eclectic mix of street-fronted and houses set back from the street with gardens. There is no uniform house type or design but most date to the nineteenth century and early twentieth century. Descriptions of these buildings are presented under each of the street names that are included within the ACA. There is also an attractive mix of materials and details that are detailed under the headings Roofs, Walls, Windows, Railings and Boundary Walls, Shopfronts, Street signs and Plaques.

The following sections describe the key streets and buildings leading to and from Sandymount Green.



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### 3.1 Newgrove Avenue

Newgrove Avenue forms the eastern access route into Sandymount Village. It is a primarily residential street with a late nineteenth century Methodist Church forming the termination of the street. This church is well set back from the road and forms a focal point to a new care centre development. There are two protected structures on the street. These are the united Methodist and Presbyterian Church and number 6 Newgrove Avenue.



Terrace on Newgrove Avenue.



Early 19<sup>th</sup> century house.

### 3.1.1 Christchurch Methodist Church, Newgrove Avenue (RPS Ref. 5825)

Gable-fronted Gothic Revival church, built circa 1864 to a cruciform plan. Comprising 4-bay nave with chancel to north with later gable fronted timber porch to front and modern extension to rear. The roof is a pitched slate roof with clay ridge tiles. There is stone coping to gables with cut stone finials. There are cast-iron rainwater goods with cast-iron gutter supported by small corbels. The elevation comprises of rock-faced granite walls with cut stone quoins and stringcourse. There is a rose window to front elevation. There are timber panelled double door with glazed panels with later timber porch over with carved timber corbels with construction date 'AD 1911'. The Church is set back from road with a modern boundary wall and entrance gates. According to Archiseek, the architect was Alfred G. Jones and the porch was added as First World War memorial by G. Beckett. The interior has stained glass by Evie Hone.



Front elevation



Detail of granite wall



Metal vent to side



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### 3.1.2 Number 6, Newgrove Avenue (RPS Ref. 5826)

The structure is an end of terrace, four-bay, single storey house, built circa 1820 set back slightly from the road. There is a parapet wall to front elevation with m-shaped roof with later pitched roof extension and lean to extension to rear. The roof is comprised of natural slates with terracotta ridge tiles. The chimneystack on the east end of the front elevation is double height rendered. The windows are square headed openings with replacement timbers sash windows. The front boundary comprises of low plinth wall surmounted by cast-iron railings. The house is shown on the first edition Ordnance Survey map.



6, Newgrove Ave, front elevation

### 3.2 Sandymount Green

The green is the main focal point of the village and has a diverse range of building dating mostly from the nineteenth century and the early twentieth century. It appears that following the brickfield of the eighteenth century, the area was transformed in the early nineteenth century into a fashionable residence for the merchant class escaping the oppression of city living.

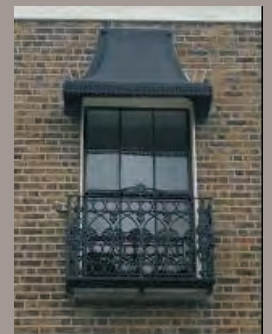
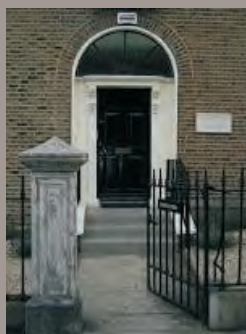
### 3.2.1 Northwest side of Sandymount Green

#### 3.2.1.1 Castleview House, 22 Sandymount Green (RPS Ref. 7473)

This protected structure is a key building on the northwest side of the green. It is an example of the quality design of the early nineteenth century residential architecture in the village. This terraced three-bay, two-storey yellow brick house c. 1830 is set back from the street with a railed site having rendered piers and pillars. The building retains its original architectural detailing including round-headed doorcase with timber panelled door and timber sash windows retaining sections of early glazing. The window openings are accentuated by the hooded canopies and cast-iron balconettes. The rendered parapet cornice hides the pitched roof.



General view of 22 Sandymount Green. The building dominates the northwest side of the green due to its central location.



Decorative architectural detailing on the front elevation onto the green.



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### 3.2.2 Westside of Sandymount Green

There is a mix of residential and commercial occupancy along this side of the green. The ground floor of the early twentieth century buildings are mostly in commercial use with the residential buildings, both single and multiple occupancy, to the south end of the green.

#### 3.2.2.1 15 Sandymount Green (RPS Ref 7469)

End-of-terrace three-bay, two-storey red brick house c. 1860 built as a pair with No. 16. The house is set back from the street with a railed boundary supported on a granite plinth. The segmental-headed door opening has a plain fanlight with a timber flat panelled door and carved corbels supporting a plain entablature. The window openings retain two-over-two timber sash windows. The red brick front elevation is capped with a render parapet cornice.



General view of 15 Sandymount Green

Original entrance door with granite stepped entrance retaining the original cast-iron boot scarpener on the landing. The two-over-two timber sash windows are in keeping with the character of the house.

#### 3.2.2.2 16 Sandymount Green (RPS Ref 7470)

End-of-terrace three-bay, two-storey red brick house c. 1860 built as a pair with No. 15. The house is set back from the street with a railed boundary supported on a granite plinth. There is a basement entrance to the north of the front door. The segmental-headed door opening has a plain fanlight with a modern timber door. The window openings have modern casement windows. There is an additional entrance hall round-headed slender window to the north of the entrance. The red brick front elevation is capped with a render parapet cornice.



General view of 16 Sandymount Green.





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### 3.2.2.3 17 Sandymount Green (RPS Ref. No. 7471)

Terraced three-bay, three storey red brick house c. 1900 built as a pair with No. 18. The house is set back from the street with a railed boundary supported on a granite plinth. The pair of buildings has a shorter front site than neighbouring buildings to the south and brings the terrace more in line with the street fronted buildings to the north. The segmental-headed door opening has a plain fanlight with a modern timber door. This central bay breaks forward in front of the remainder of the elevation. The window openings have modern casement windows.



General view of 17 Sandymount Green.

### 3.2.3.4 18 Sandymount Green (RPS Ref. 7472)

Terraced three-bay, three storey red brick house c. 1900 built as a pair with No. 17. The house is set back from the street with a railed boundary supported on a granite plinth. The pair of buildings has a shorter front site than neighbouring buildings to the south and brings the terrace more in line with the street fronted buildings to the north. The segmental-headed door opening retains the plain fanlight and the original corbelled surround with an early twentieth century timber door. This central bay breaks forward in front of the remainder of the elevation.

The window openings have early single-pane timber sash windows to the ground and first floor with modern casement windows to the second floor. The Flemish bonded brick has retained the early lime pointing.



General view of 18 Sandymount Green.



Original doorcase and early twentieth century door. The railed front site has polychromatic terra cotta tiles.



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### 3.2.3 Northeast side of Sandymount Green

This side of the green is mostly commercial in nature with an eclectic mix of periods and styles. One of the more interesting structures on this side of the green is a row of shops dating from the 1940's. There is one protected structure on this side of the green, Murphy's Chemist which is located immediately adjacent to Ryan's Pub.



1940's shopfront on NE side of Sandymount Green

#### 3.2.3.1 1A Murphy's Chemist, Sandymount Green (RPS Ref. 7467)

Together number 1A, Murphy's Chemist and the associated number 1, Ryan's Public House present a strong landmark structure at the northern end of Sandymount Green. When travelling by car or bus from the city it is the first structure that meets the eye before turning onto the green itself. Ryan's is a well known local public house in the area. It displays attractive rendered detailing to door and window openings while Murphy's Chemist at number 1A is a well known historic shopfront. According to Archiseek, Murphy's Chemist was originally built as a Chandler's shop (sold soaps and candles) with the Art Nouveau facade added around 1900 to add light to the interior ([www.irish-architecture.com](http://www.irish-architecture.com)).

Number 1A is a terraced, single storey chemist tucked into the corner of Ryan's Public House. The shop front comprises a curving timber shopfront which projects out from Ryans Public House occupying a corner between the pub and the adjacent restaurant. The timber shopfront is highly decorated in the Art Nouveau style and has large windows which are fitted into arched openings.



Murphy's Chemist, Sandymount Green, detail of carved door surround and decorative detailing



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### 3.2.4 Southeast side of Sandymount Green

The southeast side of Sandymount Green consists of residential housing. Although the only structure protected is 'Sandymount Castle (Number 14a-d, Sandymount Green), all the houses including Castleton and Castleville are built in a similar idiom with walls displaying battlements, label mouldings over windows, pointed arched openings etc. giving this side of the square a uniformity of sorts.

#### 3.2.4.1 Sandymount Castle, Sandymount Green (RPS Ref. 7468)

Sandymount Castle is located on the southeast side of Sandymount Square. The house is named Sandymount House on the first edition Ordnance Survey. The house has been converted into a number of separate residential units. Main house is a four-bay, two-storey house, L-shaped in plan, built circa 1820, with a five-bay, two-storey, L-shaped range attached to the southwest side. There is a pitched slate roof to main house with square profiled battlemented tower, battlemented parapet to southwest range. The walls are rendered with timber sash and timber casement windows. Label mouldings over window openings to southwest range. There are rendered walls to front garden with granite coping surmounted by cast-iron railings to main house. Access to main house via cast-iron pedestrian gate flanked by red brick gate piers.



Sunnyside, Sandymount Castle, Sandymount Green.



Castleville, Sandymount Green.

### 3.3 Sandymount Road

Sandymount Road forms the western access route into Sandymount Village. It is the main arterial route into the village from Ringsend and Irishtown. The street is a mix of residential and commercial occupancy. The section contained in the ACA is mostly in retail and commercial usage with the uniform St James Terrace set back from the street at the entrance to the village. The building ages range from nineteenth to early twentieth century with rendered and red brick buildings with the original buildings height being two storeys. Many of the buildings would have originally been built with retail premises at the ground floor.

#### 3.3.1 St James Terrace, Sandymount Road.





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Terraced group of four two-bay two-storey red brick houses c. 1930. Each house has a bay window with a continuous lean-to roof forming a porch entrance to the paired entrance doors. The tiles are laid in a fish scale pattern. Three of the buildings retain their original timber casement windows and entrance doors. There is a shared rear access mid terrace. The terrace is set back from the street with railed front sites and pedestrian access gates.



End of terrace house retaining all the original architectural detailing.



Original tongued and grooved ginnell alleyway affording rear access to the rear site of the middle houses in the terrace.



Original timber casement windows with granite dressing.



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Original timber and glazed door with early door furniture.

### 3.4 Claremount Road

This street runs in an east / west direction onto Sandymount Green and the historic building stock is mainly two-storey in height and residential. The street is flanked by various style nineteenth century terraced houses set back from the street. The only single storey over raised basement style house around the green is located here. There is a high proportion of original architectural detailing retained to the houses.



Late nineteenth-century single-storey over raised basement house, unique to the village. (No. 6)



This house has an unusual placement as the gable end is in line with the street. (No. 9)

### 3.5 Seafort Avenue

This street runs in an east west direction between the sea front and the green. The vista to the east terminates in the twin towers of the Poolbeg power station. The street consists of mid-nineteenth to early-twentieth century buildings mainly with the building height being two-storey in height. The north side of the street onto the green is mostly nineteenth century apart from the bank on the corner of Sandymount Road and Seafort Avenue.



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Up until the beginning of the twentieth century, there was a large villa with substantial grounds stretching back to the site of the Methodist Church. Circa 1920 Seafort Villas was constructed consisting of two-storey and single-storey terraced houses.

### 3.5.1 Seafort Villas

Terraced two-bay single and two-storey polychromatic brick houses c.1930 set back from street with railed front sites. Many retain the original timber casements and tongued and grooved doors along with railings and simple bootscrapers, slate roofs, and terracotta tile detail.

The two-storey houses line Seafort Avenue having dormer first floor windows. Off Seafort Avenue the single-storey cottages with gable fronted porches line the street with more of the two-storey design cottages at the rear of the site.



General view of Seafort Villas onto Seafort Avenue.



General view of single-storey and two-storey cottages of Seafort Avenue.



Polychromatic brick, original joinery and roof slates make for attractive architectural detailing.



Single-storey cottages with terra cotta detailing to the porch, brick corbels and original joinery.



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### 4.0 Special Building Features

#### 4.1 Roofs



Roof details showing square profile tower with battlements, chamfered corners and circular window openings.

There are a variety of roof types evident in Sandymount. Slate roofs are most common on 19<sup>th</sup> century and early 20<sup>th</sup> century houses but other materials are also evident such as red tiles and 20<sup>th</sup> century artificial tiles.



20<sup>th</sup> century red tile roof with dormer windows



Battlemented parapet to house on southeast side of Sandymount Green



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View of slate roofs along St James Terrace Sandymount Road.



Detail of fish scale tiles on the porch of St James Terrace.



Original natural slates and terracotta ridge comb on Sandymount Road. Note the stepped brickwork to the gutter.



Original natural slates and terracotta ridge comb on Seafort Avenue.



Original natural slates with simple ridge on Seafort Avenue.





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### 4.2 Walls

Many of the houses in Sandymount have smooth rendered finishes, some displaying ruled and lined detailing. For sills, kerbstones, wall coping and low plinth walls granite is the most popular material. There is a good example of granite wall construction at the Church at Newgrove Avenue. Redbrick is also a popular material and many types are evident spanning the softer bricks of the early 19<sup>th</sup> century to more uniform factory made brick of the late 19<sup>th</sup> century to the concrete brick of the mid 20<sup>th</sup> century.

In recent years it has become the fashion to remove the rendered finish from stone or brick façades. This is generally carried out for purely aesthetic reasons, however results in a significant impact on the structure and the overall streetscape. These buildings were designed to be rendered and the stripping of render can lead to water penetration and damp problems, which in the long term can result in structural problems. Therefore the removal of render is ill-advised and the appropriate maintenance of rendered and plasterwork is recommended. Most old buildings were constructed using a lime render therefore it is recommended to use an appropriate lime mix and applied by a qualified person.



Rock-faced granite wall to church on Newgrove Avenue with cut stone quoins.



Mid nineteenth century fired red brick on Gilford Avenue showing some spalling in places



Machined red brick laid in Flemish bond with narrow cement mortar pointing from different brickyards on Gilford Road.



Hand made red brick with lime pointing.



Machined brick corbels supporting an exposed cast-iron gutter on Seafort Villas.



Nineteenth century man made yellow brick laid in a Flemish bond with heavy cement strap pointing.



Mid 20<sup>th</sup> century redbrick wall, northeast side of Sandymount Green





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### 4.3 Doors

There are a rich variety of doors and door surrounds in Sandymount spanning the early nineteenth century to the twentieth century. Many of the doors are original and well maintained and add further interest and character to the buildings and overall streetscape.



Mid 19<sup>th</sup> century door on Newgrove Avenue and a mid 19<sup>th</sup> century door surround with an attractive replacement early 20<sup>th</sup> century door on Gilford Road.



Mid to late 19<sup>th</sup> century doors on Newgrove Avenue displaying their original timber panelled doors which are well maintained.



Late 19<sup>th</sup> century doors on Newgrove Avenue



Two doorways on the southeast and north end of Sandymount Green displaying decorative rendered or stucco detailing.



Examples of carved timber detailing is also found around door surrounds. For example this console bracket on Newgrove Avenue and on Murphy's Shopfront on Sandymount Green.



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Twentieth century glazed and panelled door with early door furniture on St James Terrace.



Recessed first floor entrance with flat panelled timber door and large overlight with the original tiling to the entrance porch on Sandymount Road.



Fluted doorcase with round-headed fanlight with a tall flight of granite steps with wrought iron railings. This raised entrance door is not the typical entrance door in the village.



Compressed segmental-headed doorcase with leaded fanlight and timber flat panelled entrance door with central finial.



Late nineteenth century door with elongated flat panels with carved timber corbels supporting the segmental-headed fanlight.



Nineteenth century flat panelled door with overlight supported on carved timber corbels and flat panelled pilasters. The overlight is an unusual feature, as this period of entrance door would more typically have a fanlight.



Teardrop led fanlight with attractive Victorian coloured glass.



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Early twentieth century timber and glazed door flanked by fixed pane sidelights having granite sills.



Tongued and grooved timber door with glazing bars to the original overhead.



One of a pair of recessed entrance doors with the original surround and compressed leaded fanlight.



Late nineteenth century entrance porch with tongued and grooved door. The fish scale terra cotta tiles above are an attractive feature.

#### 4.4 Windows

There is rich variety of window types in Sandymount, many of them still retaining their original timber sash and casement windows. In more recent years many timber sash windows and casement windows have been replaced with uPVC windows. The removal of timber windows changes the appearance and character of a building and in many cases timber sash windows can be repaired rather than replaced.



Examples of well maintained timber sash windows on Newgrove Avenue and Gilford Road.



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Late 19<sup>th</sup> century timber sash windows on the southeast side of Sandymount Green.



Examples of two windows on Sandymount Square: Ryan's Pub with replacement timber casement window and Sandymount Castle timber casement window with stained glass panes.



Ground and first floor timber casements from St James Terrace with fine granite lintel and sill.



Six-over-six timber sash window without horns with early glass



Stylised lugged render architrave on Sandymount Road. The exposed gutter is supported by dentil-coursed brick.



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Two-over-two timber sash window with convex horns on Claremount Road.



Single pane sash window with convex horns with ring pulls on the sashes.



Detail of cast-iron railings on Newgrove Avenue and on Sandymount Green

### 4.5 Railings and Boundary Walls

There is a variety of types of boundary walls and railings. Railings are generally of the wrought and cast-iron variety with some of the twentieth century models executed in mild steel. The use of granite as a low plinth and/or rubble wall is common. There are also a number of interesting bootscrapers and cast-iron window details throughout the village.



Examples of cast-iron railings surmounting granite plinth walls on Newgrove Avenue and Gilford Road.



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Twentieth century railing on a granite plinth and gate on St James Terrace.



Capped corner pillar and simple wrought iron railing on Sandymount Green.



Decorative canopy and cast-iron balconette add immense architectural appeal to a sash window.



Cast-iron vignette on the ground floor cill designed to secure a window box.



Wrought-iron railings with cast-iron decoration with vehicle gate.



Wrought and cast-iron railings with fleur-de-lis finials and husk details.



Wrought and cast-iron railings with anthemion detail and manufactures mark on the slam bar from a foundry on Harcourt Place, possibly D.Farden.





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Cast-iron finial details on various railings.



Sandymount Green is bounded by simple wrought and cast-iron railings with a curved railing to the corners. Inset shows one of the gated entrances.



Wrought-iron railings with cast decoration on Seafort Avenue.





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Mild steel hinged vehicle gates.



Examples of bootscapers from various periods.

### 4.6 Shopfronts

Most shopfronts date to the late 20<sup>th</sup> century however there are some earlier examples including Murphy's Chemist on Sandymount Green. With the adjacent Ryan's Pub it forms an attractive group of building.



Murphy's Chemist, Sandymount Green



Ryan's Pub, Sandymount Green



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1940's shop on Sandymount Green



Date plaque to shops on Sandymount Green

### 4.7 Street Signs & Plaques, street furniture and paving



Various street name plaques around the village.



Stone gully sets and curved granite kerbing.



Concrete and timber bench located in the green.



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### 5.0 Summary Character Statement

Many architectural, historical and landscape elements make a valuable contribution to the village character and setting. The quality and uniqueness of individual buildings, groups of buildings, open spaces and planting all add positively to the character of Sandymount. A defining view of Sandymount Village is the village Green with its surrounding buildings ranging from the battlemented Sandymount Castle, large Georgian redbrick terraces and Christchurch, to small-scale shops and other commercial development in the centre. The retail and residential elements of the village sit side by side across the road from the Green. The red brick houses join seamlessly with the retail heart of the village.

The village Green is approached on five winding roads and avenues along which an eclectic mixture of housing has developed since the early 19<sup>th</sup> century. This housing reflects the different building styles of the Georgian, Victorian and Edwardian eras and includes detached and semi-detached dwellings and short terraces. Most of these buildings are two storeys high with facades of brick and render predominant.

#### 5.1 Character and Special Interest (Under Planning and Development Act 2000)

According to Section 81 of the Planning and Development Act 2000, Architectural Conservation Areas will represent the character of a place, area, group of structures or townscape, taking account of building lines and heights that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contribute to the appreciation of protected structures.

The elements that contribute to the character and special interest of Sandymount Village are considered below.

### Architectural

Sandymount village is primarily a 19<sup>th</sup> century development with houses shown laid out around Sandymount Green on the first edition Ordnance Survey map. Generally the architecture of the village is an eclectic mix of street-fronted houses and houses set back from the street with gardens.

Red brick is the popular building material with a number of types evident spanning the softer, handmade bricks of the early 19<sup>th</sup> century to more uniform factory made brick of the late 19<sup>th</sup> century to the concrete brick of the mid 20<sup>th</sup> century. For sills, kerbstones, wall coping and low plinth walls granite is the most popular material. Rubble stone boundary walls are also characteristic throughout the village contributing to the historic character of the village. Original, natural roof slates and decorative terracotta ridge combs are visible on many properties, some of which use fish-scale tiles adding to the distinctive character of the streetscapes.

There is a rich variety of window types in Sandymount, many of them still retaining their original timber sash and casement windows. Similarly many of the doors are original and well maintained and add further interest and character to the buildings and overall streetscape. Ironwork within the village is also varied from railings, gates and boot scrapers to post boxes and lamp posts. Railings are generally 20<sup>th</sup> century models in mild steel.

These styles and materials combine seamlessly to embody the character of the village and are significant features to be protected and enhanced.

### Historical

The village as seen today is primarily a 19<sup>th</sup> and 20<sup>th</sup> century development although settlement can be dated back to the 1700s and earlier. The village known as Brickfield Town grew up on the site of what is now Sandymount Green, taking its name from Lord Merrion's brick works, which stretched from modern-day Sandymount to Merrion.



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### Cultural

Sandymount is associated with a number of Ireland's most prominent literary and political figures. James Joyce references Sandymount in his famous novel 'Ulysses'. Several others including Frank O'Connor all had homes in the village. The artist Jack B Yeats lived in 'Madeley' on Sandymount Road.

### Setting

The village sits behind Dublin Bay, and Sandymount Strand is designated a Special Protection Area, is a proposed Natural Heritage Area and in addition is candidate for a Special Area of Conservation. In the village itself, a significant number of individual buildings are listed as Protected Structures and the area defined by this ACA is also designated a Conservation Area.

### 6.0 Building Features which Contribute to the Character

**Building Type:** The buildings in the village are mostly 19<sup>th</sup> century development. There is no uniform house type or design but housing in the village reflects the different building styles of the Georgian, Victorian and Edwardian eras.

**Building Form:** Houses include detached and semi-detached dwellings and short terraces. Most of these buildings are two storeys high with facades of brick and render predominant. The commercial centre of the village ranges mostly from single to two storey buildings. In addition there is two three storey structures including the newly redeveloped Mulligan's bar; a three storey building with the third storey a set back glass roof element.

**Facades and Boundary Treatments:** Many of the houses in Sandymount have smooth rendered finishes, some displaying ruled and lined detailing. Redbrick is also a popular material and many types are evident including the softer bricks of the early 19<sup>th</sup> century to factory made brick of the late 19<sup>th</sup> century to concrete brick of the mid 20<sup>th</sup> century. There is a variety of boundary walls and railings. For sills, kerbstones, wall coping and low plinth walls granite is the most popular material. Railings are generally of the cast-iron variety.

**Shopfronts:** Most shopfronts date to the late 20<sup>th</sup> century however there are some earlier examples including Murphy's chemist on Sandymount Green.

**Roofs:** Slate roofs are most common on 19<sup>th</sup> and early 20<sup>th</sup> century houses but other materials are also evident such as red tiles and 20<sup>th</sup> century artificial tiles.

### Decorative Details to Facades:

**Windows:** Many buildings still retain their original timber sash and casement windows.

**Doors:** Some buildings display original timber panelled doors, others have decorative rendered or stucco detailing. Examples of carved timber detailing is also found around door surrounds.

**Street Furniture:** Throughout the village there are period lamp fittings, standard green post boxes and older street signs. These features compliment the adjacent buildings and streetscape.

### 7.0 Interventions which would detract from the character

- New development within the ACA area that does not respect the existing heights and built form of the village
- Removal of original features and replacement with inappropriate modern replacements such as windows, doors, rainwater goods, railings etc.
- Removal of boundary walls including plinth walls and railings



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- Replacement of natural slate roofs with artificial slate
- Removal of trees
- Removal of garden seating and furniture

### 8.0 Policies and Management of the Area – Dublin City Development Plan 2011-2017

In the Dublin City Development Plan 2011-2017 Sandymount is identified as a low-rise area. The commercial area of the village is designated Z4 “*To provide for and improve neighbourhood facilities*”. It is stated that neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.

Sandymount Green is zoned Z9 “*To preserve, provide and improve recreational amenity and open space and green networks*”. Generally the only new development allowed in these areas, other than the amenity/recreational uses themselves are those associated with open space use. A large number of the residential dwellings within the ACA are zoned

Z2 “*To protect and/or improve the amenities of residential conservation areas*”. The general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area.”

Further Policy FC40 states “*To protect the special character of the city's conservation areas through the application of the policies, standards and guiding principles on building heights.*”

The Development Plan emphasises the need for the protection of Architectural Conservation Areas. Policy FC41 states “*To protect and conserve the special interest and character of Architectural Conservation Areas and Conservation Areas in the development management process*”.

### 8.1 New Development

New development within Architectural Conservation Areas should be so designed so as not to constitute a visually obtrusive or dominant form of development. New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows/doors/roof/chimney/design and other details.

All new buildings should complement and enhance the character and setting of the Architectural Conservation Areas.

In considering the design and impact of all new development within the ACA, Dublin City Council will have regard to the effect of the following criteria and the impact of any development on the immediate surrounding of the site, the broader streetscape or its landscape setting:

- a. The height, scale and orientation of the proposed development.
- b. The bulk, massing and density of the proposed development and its layout in relation to any building line and the surrounding plan form.
- c. The quality and type of materials to be used in the construction of the development; any boundary treatments and landscaping.
- d. The design and detail of the proposed development.
- e. The retention of the traditional plot boundaries of the village.
- f. The retention and maintenance of historic street furniture, surfaces and boundary treatments.



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### 8.1.2 Extensions to existing buildings

Domestic rear extensions, which are within the limits set out in the Planning and Development Regulations, 2001, would not materially affect the character of the ACA and consequently would be considered to be exempt development. This does not apply to the Protected Structures within the ACA. In considering proposals for extensions or alteration of properties within Sandymount Architectural Conservation area, Dublin City Council should have regard to the following criteria:

- a. Character or appearance of the original property in relation to its height, scale, bulk, massing, density and orientation which should relate to any building line or footprint of the existing property. Any extensions or alterations should ideally be at the rear, or on the least important or prominent façade.
- b. The quality and type of materials to be used should complement those of the original property. The sensitive design of proposed extensions especially in visually prominent areas must be considered.

### 8.2 Building Features

The use of uPVC or aluminium in windows, fascias and doors are discouraged on historic buildings that are not protected. Proposals for the application of cement render to the external fabric of older buildings will not be encouraged.

### 8.3 General Public Realm, Advertising and Security

All works to the public realm, such as utilities improvements, are to be of the highest standard and do not detract from, nor add clutter to, the character of the area. Traditional elements such as post boxes, street signs and ornamental street lighting contribute positively to the streetscape and should be maintained. No advertising material other than brass or stone name-plate type signs or other suitable quality material will be permitted.

On commercial properties leading into such areas, advertising will be severely restricted, and shall only relate to the service provided in the premises. In all cases planning permission will be required for signs. In dealing with all advertising in the ACA, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area. Where applications for security cameras are proposed, every effort should be made to conceal the device and to employ best available technology, including the smallest scale of device available, to ensure that the device would not be obtrusive and would not detract from the integrity of the ACA.

### 8.4 Landscaping

The Planning Authority will seek the retention of mature trees (those in good condition) which contribute to the character of the ACA where appropriate.

## 9.0 Policy and Objectives for Sandymount Village Architectural Conservation Area

An ACA is designated in recognition of the special character of an area where individual elements such as building heights, building lines, and roof lines, materials, designed landscapes, public spaces and architectural features combine to give a place a harmonious, distinctive and special quality which merits protection.

Protecting the special character of Sandymount Village is important as this serves to reinforce the identity of the village, recognise its cultural and architectural heritage and contribute to its attractiveness as a special place to live and work. The primary aim of the ACA is to provide for future development in a manner sympathetic to the special character of the village. To fulfil this aim all new development within the ACA should be implemented and carried out in accordance with the following policy and objectives.



# SANDYMOUNT VILLAGE AND ENVIRONS

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### 9.1 Overall Policy of ACA – Preserving the Character

**POL 1** To protect and conserve the character and setting of the ACA, as set out in this document. Dublin City Council will seek to ensure that future development proposals will respect and complement the unique character of Sandymount Village, including the setting of protected structures, and also to comply with development standards.

#### 9.1.2 General Objectives

**OBJ 1** To ensure that any development, modifications, alterations, or extensions affecting a structure within an ACA are sited and designed appropriately, comply with development standards as set out in the Dublin City Development Plan 2011-2017, and are not detrimental to the general character of the ACA.

**OBJ 2** To encourage the retention of original windows, doors, renders, roof coverings and other significant features of historic buildings and landscape features within the ACA.

**OBJ 3** To encourage the reinstatement of original features on buildings within the ACA.

### 9.2 Guidelines for New Development within the ACA.

The following guidelines will apply to all new development within the ACA

### 9.2.1 All Applications

All applications for development within the ACA area will be consistent with the following:

- Development will be sympathetic in design and/or materials to the original building and/or ACA area as a whole.
- Development will not adversely affect the setting or views to and from the ACA.
- Development allows for the reinstatement of features where the original and historic features have been lost or replaced.
- Demolition of historic buildings within ACAs to be avoided as the removal of a historic building either in whole or in part, may seriously detract from the character of the area.

### 9.2.2 General Alterations and Domestic Extensions

Alterations that would be considered to materially affect the character of the ACA would require permission. The works set out in schedule 2, Part 1, Classes 5, 6 (b ii), and 7 of the Planning and Development Regulations 2001-2012 are not exempted development.

Planning and Development Regulations 2001-2012	
Class 5	The construction, erection or alteration, within or bounding the curtilage of a house, gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.
Class 6 (b) (ii)	The provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side building line of the house for purposes indicated to the enjoyment of the house as such
Class 7	The construction or erection of a porch outside any external door of a house.

Rear domestic extensions (Class 1) in accordance with the conditions and limitations set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001 are exempted development and do not require planning permission.



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### 9.2.3 Guidance for Works to Particular Elements of Buildings

**Note:** Before starting any work, homeowners are advised to contact the Conservation Section of Dublin City Council.

#### Roofs



The roof is often an important feature of a historic building that can make a significant contribution to the character of an area. Historic roof materials and features such as chimneystacks, chimneypots, natural slates, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and should be retained.

The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials are replaced, it is important that as much as possible of the original material is re-used. Replacement materials should respect the design and material of the original and the age and character of the building and/or the area.

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning.

Exempted Works	Works that require permission
Retention and reinstatement of traditional roofing materials	Alteration of historic materials and features that alter the character and appearance of the roofscape.
The replacement of later inappropriate roof coverings with natural slate	Addition of modern features e.g. roof lights, or change of roof pitch
	Removal or inappropriate alteration of chimneystacks and chimneypots

*The Department of Environment, Heritage and Local Government Advice Series publication on Roofs: A Guide to the Repair of Historic Roofs (2010) provides useful advice and guidance on works to roofs and should be consulted.*

#### Walls



Walls are the main structural fabric of any building. Every effort should be made to retain or re-use original facing brickwork, stonework or render styles. Alterations or repairs to external walls should respect the original material and endeavour to match it in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Particular care is required in relation to the painting or repainting and cleaning of historic buildings. In particular, cleaning can have a marked effect on the character of historic buildings. All cleaning methods can cause damage if carelessly handled. Guidance on what works require permission are provided in the following table.





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Exempted Works	Works that require permission
Retention and reinstatement of traditional materials	Removal of original render (such as rough-dash lime render)
Painting of previously painted elements in a colour appropriate to the context.	Painting or re-painting involving a change of colour or painting over previously unpainted surfaces
Localised repointing	Cleaning of historic buildings
	Wholesale repointing

*The Department of Environment, Heritage and Local Government Advice Series publications Brick: A Guide to the Repair of Historic Brickwork (2009) and Maintenance: A Guide to the Care of Older Buildings (2007) provides useful guidance on such works and should be consulted.*

### Windows and Doors



Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of the building. The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building.

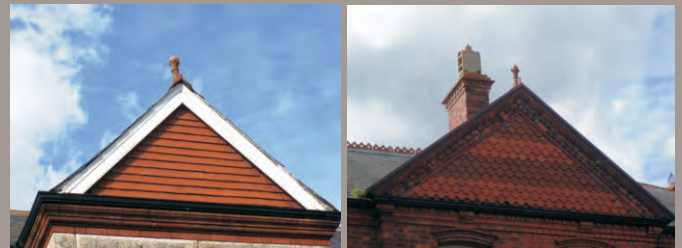
Wherever possible original windows should be retained and repaired. Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window.

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature.

Exempted Works	Works that require permission
Repair or replacement of windows on condition that they are beyond repair that accurately replicate the size, shape or original timber frames and glazing bars	Replacing original timber windows with new materials such as uPVC
Replacement of later inappropriate windows with timber sash windows where appropriate and timber casement windows where appropriate, to match the original samples which survive in each terrace all to have a painted finish.	Installation of double glazing to historic buildings.
Replacement or repaired doors that accurately replicate the original design	Replacement of historic front doors with modern doors of inappropriate materials and design
The replacement of later inappropriate doors with painted timber panelled doors or timber battened doors to match original samples which survive in each terrace	

*The Department of Environment, Heritage and Local Government Advice Series publication Windows: A Guide to a Repair of Historic Windows (2007) provides useful guidance on such works and should be consulted.*

### Fascias



Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should replicate the design and material of those original to the building.



# SANDYMOUNT VILLAGE AND ENVIRONS

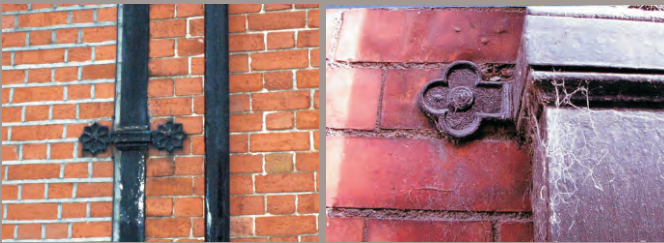
## Architectural Conservation Area Report



Exempted Works	Works that require permission
Retention and reinstatement of traditional materials	Addition of bargeboards and fascias to buildings that did not previously have such features
Replacement that replicates the design and material of the original	

*The Department of Environment, Heritage and Local Government Advice Series publication on Roofs: A Guide to the Repair of Historic Roofs (2010) provides useful advice and guidance on such works and should be consulted.*

### Rainwater goods



Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc should be retained wherever possible. Plastic rainwater goods are not considered appropriate on buildings where cast iron has been previously used.

Exempted Works	Works that require permission
Replacement of defective rainwater goods that are of cast-iron and match the original profile and design. Suitably profiled cast aluminium may be an acceptable alternative to cast iron.	Additional rainwater goods that disturb or break through any decorative architectural features.
The replacement of later plastic rainwater goods with cast-iron to match original profile	

*The Department of Environment, Heritage and Local Government Advice Series publication on Roofs: A Guide to the Repair of Historic Roofs (2010) provides useful advice and guidance on such works and should be consulted.*

### Shopfronts



It is Dublin City Council policy to encourage the retention and reuse of all good-quality traditional shopfronts, whether protected or not. Where alterations are being proposed to traditional shopfronts, care must be taken to ensure that they are in keeping with and do not detract from the integrity of the original design of the shopfront. Specialist conservation advice should be sought when dealing with alterations, repairs and improvements to traditional shopfronts, particularly those in protected structures, for instance Murphy's Chemist on Sandymount Green is a protected structure. The use of reproduction, traditional-style shopfronts should generally be avoided unless dictated by the context. In that instance, authentic, traditional design and detailing, and a high standard of craftsmanship are required. When considering shop front restoration or reproduction, this should relate to the overall design of a building as well as the streetscape as a whole. Dublin City Council's Shop front Design Guidelines should be consulted in any redevelopment of shopfronts within the village.

**Any new shopfront or material alteration to an existing shopfront or new signage requires planning permission.**



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### Boundary walls and railings



Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time will be detrimental to the overall character of the area. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinth piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework if appropriate should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

Exempted Works	Works that require permission
Repair of boundary elements using appropriate techniques and detailed to match the original.	Erection, construction or alteration of any gate, fence, wall, or other means of enclosure.

*The Department of Environment, Heritage and Local Government Advice Series publications on Maintenance: A Guide to the Care of Older Buildings (2007) and Iron: The Repair of Wrought and Cast Ironwork (2009) provides useful advice and guidance on such works and should be consulted.*

### Historic Kerbing and Paving



Existing stone kerbstones and traditional paving such as flagstones and terracotta and encaustic tiles are important streetscape features to be retained.

Exempted Works	Works that require permission
Repair of historic kerbing and paving using appropriate techniques and detailed to match the original.	Removal of historic kerbing and paving.

### 9.2.4 Other general works to public realm: landscaping, parking, additions and signage



All works to the public domain including environmental and utilities improvements and public lighting should not detract from, nor add clutter to the character of the area. The retention of historic public lighting will be encouraged where possible. Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

Natural features such as trees, hedges or landscaping that contribute to the character of the ACA should be retained and protected in new developments.

The ACA should not be adversely affected because of additional traffic generation, servicing or parking.

Addition of features to the front elevation of buildings is not permitted and the optimum solution would be the attachment of such additions to rear elevations. In terms of wiring, new electrical and other wiring should be underground. Redundant and unused wiring should be carefully removed.



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Exempted Works	Works that require permission
Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the <b>REAR</b> of buildings	Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the <b>FRONT</b> of buildings
	All signs regardless of size and location

*The Department of Environment, Heritage and Local Government Advice Series publication on Energy Efficiency in Traditional Buildings (2010) provides useful advice and guidance on energy efficiency upgrades to the home and should be consulted in respect of any such installations.*

### 10.0 Directory of Background Items & Information

#### Protected Structures in the Sandymount Village and Environs Architectural Conservation Area

The Record of Protected Structures, structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, was prepared in 2011 and is modified by the City Council on an ongoing basis by means of addition and deletion. Therefore, as new structures are constantly being protected, this record should not be treated as being definitive.

At the time of preparation there were no. 9 protected structures as follows.

RPS Reference	No.	Address	Description
5825		Newgrove Avenue, Dublin 4	Methodist Church
5826	6	Newgrove Avenue, Dublin 4	House
7467	1a	Sandymount Green, Dublin 4	Shopfront
7468		Sandymount Green, Dublin 4	Sandymount Castle
7469	15	Sandymount Green, Dublin 4	House
7470	16	Sandymount Green, Dublin 4	House
7471	17	Sandymount Green, Dublin 4	House
7472	18	Sandymount Green, Dublin 4	House
7473	22	Sandymount Green, Dublin 4	House



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## Architectural Conservation Area Report



View of Sandymount Village from Sandymount Road



No's 5, 7 & 9 Howth View, Marine Drive



View of Sandymount House from Sandymount Village



View of Sandymount Strand with Poolbeg in background



View of entrance to Sandymount Green

