



MOUNTJOY SQUARE

Architectural Conservation Area Report

Character Appraisal And Policy Framework



Architectural Conservation Area Report | MOUNTJOY SQUARE

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1. INTRODUCTION AND POLICY CONTEXT

1.1 Architectural Conservation Areas were introduced into Planning law under the Planning and Development Act 2000. Part IV, Chapter II, section 81(1), of the Act requires that a Development Plan shall include an objective to ;

Preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that -

- (a) is of special architectural, historical, artistic, cultural, scientific, social or technical interest or value, or
- (b) contributes to the appreciation of protected structures,

if the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an “architectural conservation area”.

Previous to the introduction of this legislation, it was possible to protect individual structures only, this legislation permits Planning Authorities to preserve the character of areas or groups of structures of special interest. These are areas which are immediately recognisable for their distinctive townscape.

Section 82(1) of the Act states ;

Notwithstanding section 4(1)(h), the carrying out of the 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.

1.2 The Architectural Conservation Area concept was introduced into the Dublin City Development Plan 2005-2011, (the first City Development Plan to be adopted after the introduction of the 2000 Act), in the form of objective H7 which sought ;

To identify and designate at least eight new architectural conservation areas during the currency of the Plan.

This objective was achieved and the Architectural Conservation Area is now recognised as an important tool in the process of guiding and integrating new development in historic areas. It should be used in a positive manner and should not unduly restrict development in the wider area.

1.3 The designation of an Architectural Conservation Area involves the defining of boundaries and an appraisal of the character of the area. The Architectural Conservation Area report is based upon the Department of the Environment, Heritage and Local Government, Architectural Heritage Protection – Guidelines for Planning Authorities, Chapter 3 Architectural Conservation Areas.



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1.4 The ACA report describes the historical development, the building, the green space and the public realm character of the architectural conservation area. It aims to identify the special interest of the area and explain important local features such as unprotected buildings of merit, unbroken rooflines and local views. In addition, the ACA report also seeks to apply relevant Dublin City Development Plan policies to the local context in order to preserve and/or enhance the character of the area. The ACA report is included as a variation of the Dublin City Development Plan 2011-2017 and will supplement the policies in the Dublin City Development Plan, as referred to below.

1.5 It is therefore proposed to designate, Mountjoy Square as an Architectural Conservation Area under section 81 of the Planning and Development Act 2000 and in compliance with the Dublin City Development Plan 2011-2017, Policies FC43 and FC45 and Objective FC034.

Policy FC43

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.

Policy FC45

To promote the regeneration and enhancement of the North City Georgian Squares and the North Georgian mile with public enhancement schemes, cultural initiatives and specific development policies.

Objective FC043

To undertake an assessment to inform the potential ACA designation for the following areas :

- Mountjoy Square

The Dublin City Development Plan (DCDP) 2011-2017, adopted in December 2010, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Dublin. The relevant policies from the DCDP 2011-2017 are referred to throughout the ACA report.

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2. LOCATION AND SETTING

2.1 Mountjoy Square is a small proposed architectural conservation area located in the north inner city approximately 0.5 km's north east of O'Connell Street, in the north Georgian core close to and adjoining Gardiner Street and North Great Georges Street in an area comprised of a strong mix of inner city uses. Mountjoy Square is located at the centre of this historic part of the north inner city.

2.2 The boundaries of the proposed Mountjoy Square ACA, see Figure no. 1, are regular to the south – Temple Lane North, Gardiner Street Middle and Gardiner Lane; to the east – Charles Street Great, Charles Lane, Fitzgibbon Lane; to the north – Belvedere Place, Belvedere Court, Gardiner Street Upper; and irregular to the west with Nerney's Court, Gardiner Place, Grenville Lane and Grenville Street.

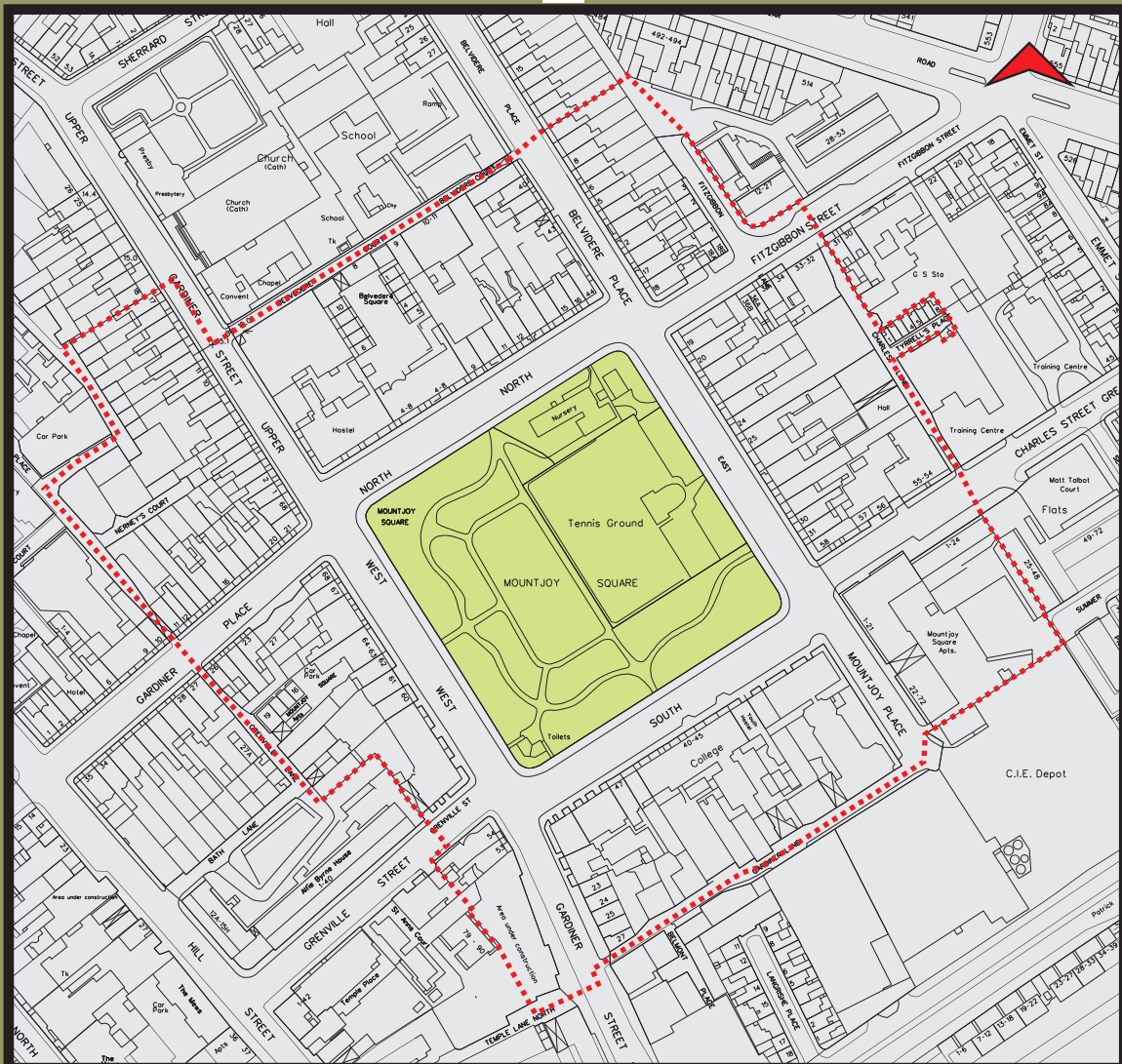


Figure 1 - Boundaries Of The Architectural Conservation Area

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3. HISTORY

3.1 This section will examine the historic elements that have determined the form and layout of the area and will also consider historic trends or the changing role that has undergone in the area.

3.1 The Origins - Late Eighteenth Century

3.1.1 Mountjoy Square was developed by the Gardiner Estate, Luke Gardiner I, purchased the Moore Estate in 1714, his grandson Luke Gardiner II, inherited the title of Lord Mountjoy in 1789. The first building leases were granted in 1789 on the north, west and south sides, Mountjoy Square (original name Gardiner Square) was laid out in 1791 and constructed between 1793 and 1818, the west side being the last to be finished. The Square is centrally located in the Gardiner Estate, and the vision of Luke II was the creation of a magnificent square, worthy of the second city of empire, creating a strong vista from Custom House north to Mountjoy Square.

Belvedere Place is an extension north from the east side of the square and opened in 1795, Gardiner Place off the west side of the square opened in 1792, Gardiner Street Upper off the north west of the square was the last to be developed from circa 1790 to circa 1820.

3.1.2 Luke Gardiner had originally intended a residential development constructed behind a single classical façade, however this plan was too ambitious and a modular plan adapted to residential plot multiples allowing potential developers to enter into leases for the purchase of one or more plots subject to certain covenants was adopted.

The covenants required compliance in matters regarding; parapet height (47 feet from base to parapet); brick-work; window position, size and treatment; door presentation; railings and plinth wall; standard floor level above the pavement; projections on the front elevation were prohibited; the area leading to the basement was to be nine feet wide. The effect was to create one uniform terrace.

3.1.3 There were also conditions in regard to timescale on completion i.e. six years and also on the use of the houses. The main distinguishing architectural feature of the square is its almost level, geometric presentation in all aspects. Although the houses were built either separately or in small groups, there is little visual distinction between the stages of construction.

3.1.4 The Park was originally intended to have St. George's Church sited centrally within, this idea was abandoned in favour of a central garden. In 1801 a commission involving local residents was formed to prepare a scheme for the garden which would involve the levelling, enclosure and cultivation of what was a mound of waste ground, to a design by John Sutherland. A parliamentary bill was introduced and approved, contracts were agreed for the levelling, laying of footpaths, construction of railings with plinth wall, the erection of 80 globe irons to light the interior, the railing specification included the provision of four locking gates of equal size, a cultivation contract involved trenching, tree planting, grassing, gravelling and finishing, the total cost was about £3,500 paid by means of a rate on residents. The garden was finished in June 1805 and each house was given a key and advised to look after the garden, while a gardener and assistant were employed by the Mountjoy Square Commissioners.

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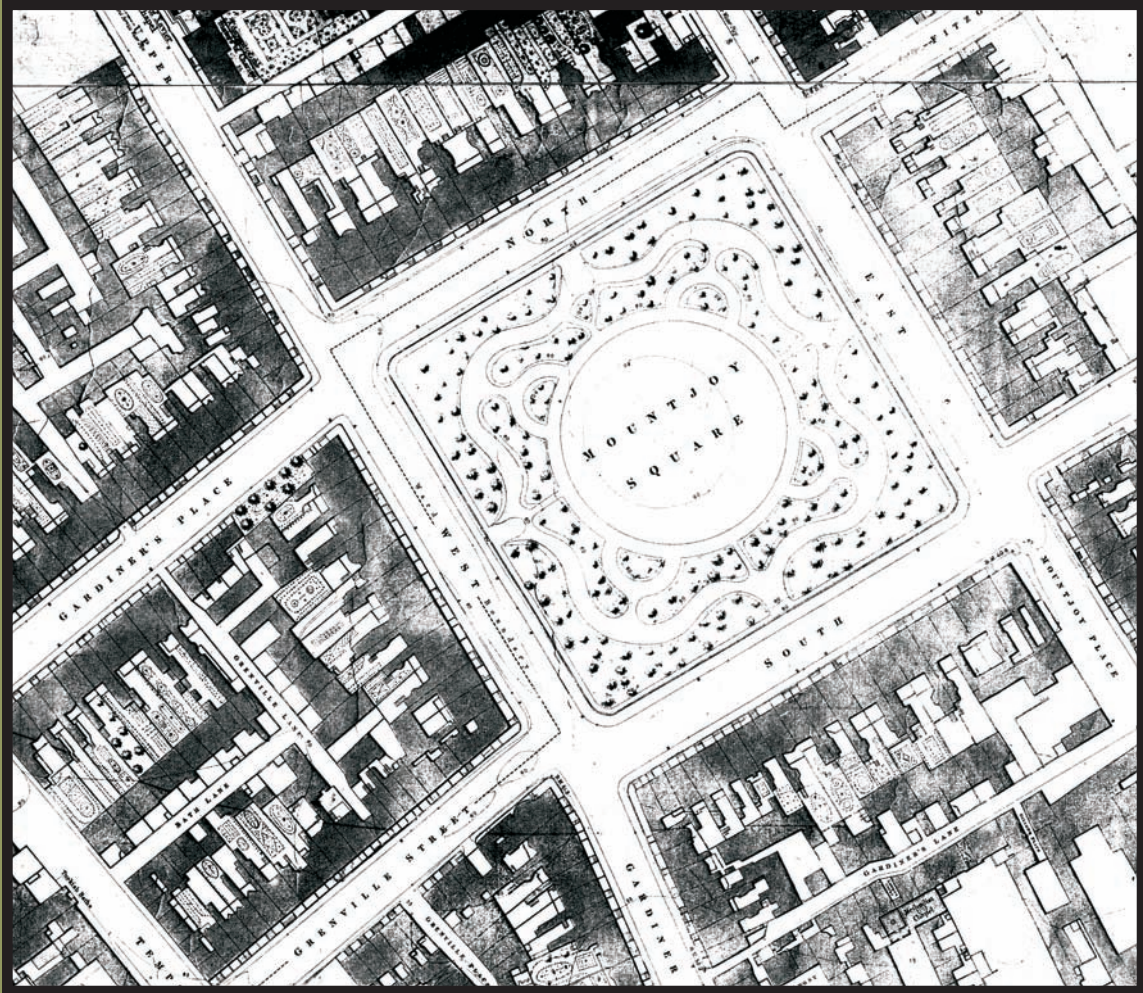


Figure 2 - 1838 Ordnance Survey Map

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3.2 The Nineteenth Century

3.2.1 The 19th century Mountjoy Square was popular with professions, however this was not to last. After the passing of the Act of Union in 1801, the aristocracy moved to London and the legal and medical professions moved towards the south-side, making way for emerging professions, merchants and traders, small businesses later moved into the lower floors and mews buildings.

3.2.2 The maintenance cost of the Square was on the increase when in 1830 access was opened to the wider community for a cost of one guinea per family and later extended to the general public for 4d. The amenities included seating, marquee tents and military bands in summer, croquet, running and tennis were introduced in the mid to late 19th century.



Figure 3 - 1876 Ordnance Survey Map

3.3 The Twentieth Century

3.3.1 During the 20th century the professions gave way to be replaced with business premises, the Square went into decline and many of its fine buildings became tenement dwellings. There was a lack of investment funds for the maintenance of structures now over 100 years old and a period of protracted neglect during the 20th century led to more vacancies, neglect and dereliction but this period was also characterised by an influx of artisans, printers, clothiers, masons, societies, schools and stores.



Figure 4 - 1936 Ordnance Survey Map

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3.3.2 The 1970's witnessed the extensive demolition of most houses on the west and south sides of the square, the south side sustaining more losses than any other. An example is No. 35, now demolished, this was the accommodation for Sean O'Casey in 1921 when the building was raided by the Black and Tans and became the setting for his play *The Shadow of a Gunman*. In 1971 no's 34-36, 48-49 and 61 & 63 along with 1-6 Mountjoy Place were demolished, in 1980 no's 40-44 & 57-58 were demolished and in 1990 no. 50 was demolished, only the north and east sides remained fully intact.

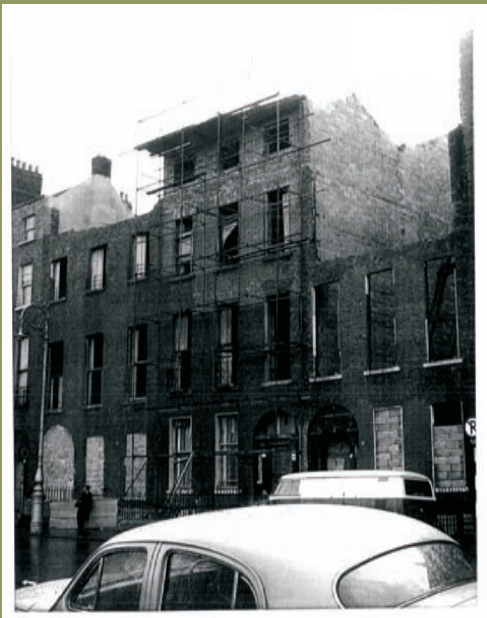


Figure 5 (a) - No. 61 Mountjoy Square West



Figure 5 (b) - Mountjoy Square South - July 1967



Figure 5 (c) - Mountjoy Square Tennis Courts c1923-1925



Figure 5 (d) - Mountjoy Square West

Photographs 5 (a-d) : Courtesy of the Irish Architectural Archive

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3.3.3 By the late 20th century the fortunes of the area began to change. The Square benefited from the Urban Renewal Bill of 1986, the growing Irish economy created a demand for new accommodation and planning policy sought to protect the Square from further demolition and where original houses had stood, replica façade reconstruction was a condition of planning permission. Mountjoy Place was the first to be rebuilt in 1989, then no's 34-38, 48-52 and 55-59, all as apartment schemes.

3.3.4 In 1938 an act was passed vesting the garden in Dublin City Council who maintained it as a public park. By the 1990's the population of the square had greatly increased and with it fresh demands on the use of the park. The uses within the Park presently include a children's play area, a community centre, a hard surface sports area, passive recreation area, a nursery and a Parks Department depot.

3.3.5 Over the last decade of the century and the early years of the new century, the transformation in Irish society has impacted on the Square, these changes have included the emergence of a new residential community. These new developments result in new issues and opportunities arising for the Square. The following sections of this report will appraise the buildings, park and the public realm, which give Mountjoy Square its distinctive character, and will outline a policy framework so that this special character may be preserved, in the future development of the Square.

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Figure 6 - Approximate Building Ages Map

- Late 18th - Early 19th Century
- Mid - Late 19th Century
- Mid - Late 20th Century
- Mountjoy Square Architectural Conservation Area Boundary

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4.0 CONSERVATION AREA CHARACTER – BUILDINGS

4.1 Overview :

4.1.1 This section sets out the architectural and historic qualities of the buildings and the contribution they make to the character and special interest of the area.

4.1.2 The buildings of Mountjoy Square Architectural Conservation Area have an 18th century Georgian core, with a number of later infills, most notably late 20th century replica facade reconstructions, see figure 6 Approximate Building Ages Map. Accordingly there is little variation in age and type of the townscape within the area and therefore, buildings are generally of a consistent scale, and many occupy narrow plot widths, with vertical emphasis to individual buildings.

4.2 18th Century & Early 19th Century Buildings :

4.2.1 Figure 6, indicates the north and east side of the Square as largely intact Georgian terraces, these structures are included on the Dublin City Development Plan, Record of Protected Structures (See also Section 11 - Directory Of Background Items). The southern and western sides are indicated to be largely dominated by 20th century replacement structures, with replica facades but larger scale structures to the rear.

4.2.2 A total of 68 no. houses were originally constructed, to comprise 56 no. mid-terrace houses, 8 no. end terrace houses and 4 no. external corner houses. The south side was the first to be developed, the earliest recorded leases dating from 1789. Today, 42 no. original houses survive, 31no. 3no. bay and 10 no. 2 bay and therefore the Square retains a strong sense of uniformity.



Figure 7: 18th & Early 19th Century Building

4.2.3 The predominant and consistent building height in the Square and adjoining terraces to the north is 4 storeys over basement, with 2 or 3 no. bays in width, constructed on a standard residential plot size approximately 8.85 metres by 60 metres. The original buildings are relatively large scale residential buildings i.e. approximately 590sq.m. over five floors. The buildings are designed, based on the classical principles of proportion, the individual house facades demonstrate a well-balanced proportion of solid wall to window void.

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4.2.4 The sections of the south and west of the Square which were demolished and rebuilt in the late 20th century were done in accordance with a policy of reconstruction of terrace or groups of buildings of unified townscape of significant quality, designed as a scholarly replica of the predominant pattern.

4.2.5 The original structures are constructed principally of brick, there are three discernible brick stock variations, red and brown in colour laid in Flemish bond with a lime mortar, with roof set behind a stone parapet cornice. There are a number of original houses which have been rendered, often to conceal the failure of the original brick façade, these renders were largely a cement mix, which, in many cases, only exacerbated the problem. Many basement areas have also been rendered. A number of structures have stucco at ground level, normally channelled and all basements are rendered or stone finish. The front elevations of many structures also retain their cast iron rainwater goods, with decorative hoppers.

4.2.6 The windows are recessed timber sliding sashes, set under splayed canted soldier course heads and stone sills, these have elegant proportions following typical Georgian hierarchy, diminishing in height above first floor level, see figure 8. A number of properties have cast iron balconies/ cages at upper floor level with decorative iron work, these became a characteristic of terrace houses of this period.

4.2.7 The variety in the Georgian townscape is most clearly visible in the range of detailing most particularly to doors and doorcases and whilst much of the original materials have been replaced, the structures are approached by granite stepped entrance and platform, with mainly tripartite entrance doors set within arched openings, with timber panel doors in a variety of designs and large semi-circular fanlights and sidelights. All have open basement lightwells and are set back behind a variety of cast iron railings and gates, with a mix of iron and stone steps leading to this level.



Figure 8: Typical hierarchy of sash windows to Georgian townhouse, with 6-over-6 sashes to first and second floors and 3-over-3 sashes above

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Figure 9: No. 15 Typical panelled door in timber door surround, with intricately detailed fanlight (without side lights)

4.3 Mews Buildings :

4.3.1 Beyond the back gardens were the mews accessed by laneways, known as stable lanes, on each side of the square; reading clockwise from the north side – Belvedere Court, Charles Lane, Gardiner Lane and Grenville Lane. Whilst the townhouses in the area are the principal building type for the Georgian period, the mews buildings associated with these houses are generally also significant.



Figure 10: Mews to rear of Mountjoy Square North

Mews properties are characterised by the small scale, generally two storeys in height and they relate to the plot width of the principal building to which they are associated. However the majority of the mews buildings have been substantially redeveloped and whilst (with the exception of the south-side) they largely retain the characteristic scale of the original, they retain little other character of the Georgian mews buildings.

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4.4 Mid-Late 19th Century Buildings :

4.4.1 The mid to late 19th century period witnessed the construction of a small number of new and replacement buildings in the architectural conservation area, these ranging from small infill to some terraced buildings mainly for residential purposes.

4.4.2 The Building Ages Map, Figure 6, indicates the small number of late 19th century buildings in the area, notably Tyrrell's Place sited of Charles Lane, to the rear of Mountjoy Square East. Tyrrell's Place comprises a modest but attractive south facing, terrace of dwellinghouses which dates from the 1870-1880's period. The terrace is constructed of brown brick and comprises 8 no. single bay units, with 6 over 6 pane timber sliding sash windows, timber doors, with tiled 'A' pitch roof, brick chimney stack and pots.



Figure 11 : Late 19th century buildings - Tyrrell's Place, sited of Charles Lane, to the rear of Mountjoy Square East.

4.5 20th Century Buildings :

4.5.1 There was extensive demolition of structures on the west and south sides of the square, the south side sustaining more losses than any other. These structures were rebuilt in the late 20th century, mainly for residential use, with replica façades and therefore generally respect the plot width, height, proportions, design and materials of the original 18th and 19th century structures on the Square. It is noted however that the scale of these structures to the rear, particularly on the south side of the Square is much greater than the original structures.



Figure 12 : Late 20th Century Facades On Mountjoy Square South



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4.6 Dublin City Development Plan 2011-2017 – Policies & Objectives :

4.6.1 The policies of the Dublin City Development Plan 2011-2017, SC2, SC28, FC26, FC27, FC37, FC38 and development standards paragraphs 17.10.8.1 & 17.9.14 shall be consulted in relation to the principles of urban design and conservation, new development, alterations and extensions in conservation areas and mews dwellings.

4.7 Mountjoy Square ACA – New Building Policy :

4.7.1 In support of the existing Dublin City Development Plan policy and objectives the following policy framework in regard of new buildings and works of extension and alteration to existing buildings in the Mountjoy Square Architectural Conservation Area is proposed.

CON POLICY 1 : NEW OR INFILL BUILDINGS

Policy Aim

To ensure the highest quality of new development in order to preserve and enhance the character of the architectural conservation area.

Infill buildings (which are defined as; the insertion of one or more new buildings within a continuous street façade or frontage) will be permitted as long as its design has regard to the prevailing character of the surrounding townscape, in the architectural conservation area and, in particular, conforms to or reflects the following urban design characteristics (where these are directly relevant and also worthy of preservation or consolidation) :

- (a) the established building and boundary lines

- (b) the local scale of development, the prevailing overall heights and the massing of adjoining buildings
- (c) the characteristic frontage or plot widths
- (d) the roof profiles of adjoining buildings
- (e) the colour, type, source and texture of facing, roofing and paving materials prevalent in the architectural conservation area and these shall be of high quality and durability
- (f) the distinctive architectural forms and detailing
- (h) the set piece, unified architectural composition and significant building group.

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CON POLICY 2: EXTENSIONS AND ALTERATIONS TO BUILDINGS

Policy Aim

To preserve the character of the architectural conservation area and to ensure the highest standards of design in extensions and alterations.

(A) Permission will generally be granted for development involving the extension or alteration of buildings in the Architectural Conservation Area :

- 1) where it is confined to the rear of the existing building
- 2) where it does not visually dominate the existing building
- 3) if it is in scale with the existing building and its immediate surroundings
- 4) if its design reflects the style and details of the existing building
- 5) if the use of external materials is consistent with that of the existing building being traditional and, where appropriate, reclaimed or recycled building materials
- 6) if prevalent facing, roofing and paving materials, (having regard to the content of the architectural conservation area report or other government guidance) are used
- 7) in locally appropriate situations, use modern or other atypical facing materials or detailing or innovative forms of building design and construction
- 8) where any necessary equipment, plant, pipework, ducting or other apparatus is enclosed within the external building envelope, if reasonably practicable

- 9) where external apparatus such as surveillance equipment is needed it is located so that visual or any other impact on amenity is avoided or minimised
 - 10) where works serve to reinstate missing traditional features, such as doors, windows and other decorative features
- (B) Permission may be refused for development involving the extension or alteration of buildings in the following circumstances:
- 1) where an extension rises above the upper storey of the existing building (excluding roof storeys)
 - 2) where it occupies an excessive part of the garden ground or other enclosure
 - 3) where any added floorspace is obtained by the roofing over or physical enclosure of basement areas
 - 4) where it involves the loss of significant gaps between buildings
 - 5) where it involves the installation of entrance canopies which either obscure or are at variance with the architectural features of the building.



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4.8 Roof Profiles :

4.8.1 Roof profiles are fundamental to the character of any building or group of buildings and as such, contribute to the character and appearance of architectural conservation areas. Alterations at roof level including extensions, roof terraces, telecommunications equipment and roof plant can have a negative impact on this.

4.8.2 Mountjoy Square is a small conservation area with a relatively uniform roofscape and a consistent scale not rising above four storeys over basement and thus the Georgian scale is an important part of the area character.

As outlined above the main building type in the conservation area are the Georgian townhouses which would have a pitched roof set behind a stone parapet level, which are largely unseen from street level but appeared to be largely unaltered. An upward extension to the roof profile would clearly disrupt the unity of the Square and therefore is unlikely to be acceptable.

4.9 Dublin City Development Plan 2011-2017 – Policies & Objectives :

4.9.1 The policy and development standards of the Dublin City Development Plan 2011-2017, FC38, FC53 and paragraph 17.10.8.1 should be consulted in relation to any possible alterations to roof profiles in the architectural conservation area. Further guidance can be found in the Department of Environment, Heritage & Local Government publication 'Roofs – A Guide to the Repair of Historic Roofs'.

4.10 Mountjoy Square ACA – Roof Level Policy :

4.10.1 In support of the existing Dublin City Development Plan policy and objectives, the following policy framework in regard of roof level works to existing buildings in the Mountjoy Square Architectural Conservation Area is proposed.

CON POLICY 3: ROOF LEVEL ALTERATIONS AND EXTENSIONS TO BUILDINGS

Policy Aim

To preserve the roof profile character of the architectural conservation area and to ensure the highest standards of design in alterations and extensions.

- (A) Permission may be refused for roof level alterations and extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) in the following circumstances :
- 1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings
 - 2) where the existing building's form or profile makes a contribution to the local skyline
 - 3) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels

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- 4) where unusual or historically significant or distinctive roof forms, coverings, constructions or features would be lost by such extensions.
- (B) Permission may be granted for new roof structures or additional storeys on existing buildings in the following circumstances:
- 1) where the proposed development or form of alteration is in sympathy with the existing building's architectural character, storey heights and general elevational proportions
 - 2) where the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building
 - 3) where the proposed design accords with (or establishes an acceptable precedent for) similar extensions within the same group of buildings
 - 4) where the design of extension avoids any infringement of the amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.

4.11 Unprotected Buildings of Merit :

4.11.1 A number of unprotected structures also contribute to the character of the local area, this being due to their value within the townscape, their architectural qualities or local historic and cultural associations, these are 'Unprotected Structures of Merit'. These properties are considered to be of value to the character of the conservation area and their demolition or unsympathetic alteration will not normally be accepted.

4.11.2 There is a very high concentration of Protected Structures within the Mountjoy Square Conservation Area; mostly comprising high quality Georgian townhouses. Yet, buildings of all periods contribute to the diversity and interest of the area. In particular there are a large number of later 20th century infills and small mews buildings. Many later 20th century buildings are also of interest, in regard of respecting the Georgian character of the area.

4.11.3 A full list of Protected Structures can be found in the appendices at the back of this Report. Buildings which neither contribute to or detract from the conservation area, are considered to be 'neutral buildings.'

4.12 Dublin City Development Plan 2011-2017 – Policies & Objectives:

4.12.1 In regard of proposals seeking demolition of unprotected historic structures the Dublin City Development Plan 2011-2017, policy FC27 seeks to preserve buildings that make positive contribute to the character, appearance and quality of the streetscape and policy FC31 seeks to maintain and enhance buildings of architectural/ historic merit that contribute to the cultural character and identity of the place.

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4.13 Mountjoy Square ACA – Policy in relation to proposed development involving demolition of existing buildings.

4.13.1 In support of the existing Dublin City Development Plan policy and objectives the following policy framework in regard of building demolition works in the Mountjoy Square Architectural Conservation Area is proposed.

CON POLICY 4: PROPOSED DEVELOPMENT INVOLVING DEMOLITION OF EXISTING BUILDINGS

Policy Aim

To preserve the character and the setting of the architectural conservation area.

Planning applications involving demolition in the architectural conservation area shall have regard to the following:

- 1) Buildings identified as of local architectural, historical or topographical interest in the adopted conservation area report will enjoy a general presumption against demolition
- 2) Development proposals within architectural conservation areas, involving the demolition of unprotected structures, may be permitted:-
 - a) If the building makes either a negative or insignificant contribution to the character of the area. Any case for demolition must be strongly justified, with a descriptive analysis carried out of structures proposed for demolition. A presumption towards retention of buildings that retain historic fabric will be favoured over demolition, and/or

- b) If the design quality of the proposed development is considered to result in an enhancement of the architectural conservation area's overall character, having regard to issues of economic viability, including the viability of retaining and repairing the existing building
- 3) In any such case, there should also be firm and appropriately detailed proposals for the future viable redevelopment of the application site that subject to permission their implementation is assured by planning condition or agreement.

4.14 Streetscape Detail :

4.14.1 Other features and details in the streetscape also contribute to a sense of local distinctiveness, these can range from items such as boundary treatments to signage. Individually and collectively they contribute to the overall quality of the Dublin streetscape as well as enhancing individual areas of character within the City.

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4.15 Railings, Boundary Walls & Enclosures :

4.15.1 Railings and boundary walls can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

4.15.2 The Mountjoy Square Conservation Area has an extensive range of railings, and ironwork, including decorative balconies and lamp brackets. The quality and diversity of ironwork in the conservation area is a key part of its character and provides an important element in the street scene.



Figure 13: Cast Iron railings with plain finials and urn standard heads

4.15.3 The 18th and 19th century buildings in the architectural conservation area were designed with front railings enclosing open basement lightwells and marking the distinction between main and service areas of a house. These are largely in wrought iron and are generally painted in black and set into low stone granite plinths.

4.15.4 However many of the 18th and 19th century buildings in the area have had their original railings replaced with later twentieth century railings and balconies. These later railings tend to be heavier in appearance. There is little variety in detailed railing design and patterns of finials found throughout the area. Earlier examples tend to have simple railing uprights capped with plain spikes and subdivided with standards at intervals with ornamented heads such as urns. In addition the original bootscrapers have been retained adjacent to the doorways of a number of the structures in the architectural conservation area.

4.15.5 Further guidance can be found in the Department of Environment, Heritage & Local Government 2009 publication 'The Repair of Wrought and Cast Iron Work'.

4.16 Mountjoy Square ACA – Railings & Boundary Wall Policy :

4.16.1 In support of the existing Dublin City Development Plan policy and objectives the following policy framework in regard of works to railings and boundaries in the Mountjoy Square Architectural Conservation Area is proposed.

MOUNTJOY SQUARE

Architectural Conservation Area Report

CON POLICY 5: BOUNDARY WALLS AND RAILINGS

Policy Aim

To preserve the character and the setting of the architectural conservation area.

- 1) The loss of boundary walls and railings will be resisted where they form an important feature of and make a positive visual contribution to the street scene
- 2) Permission will be granted for the addition of boundary walls and railings where
 - a) they replicate an existing or traditional pattern which is characteristic of the immediate locality
 - b) they are of a design and employ materials appropriate to the existing or proposed building, in the case of there being no prevalent or traditional pattern in the locality i.e. mews lane



Figure 14 (a) : Signage - Mountjoy Square

4.17 Signage :

4.17.1 There are a number of retail and commercial uses in the Square, whilst no shopfronts have been created these uses have resulted in the provision of commercial signage.



Figure 14 (b) : Signage - Mountjoy Square

4.18 Dublin City Development Plan 2011-2017 – Policies & Objectives :

4.18.1 In regard of signage and advertising proposals in conservation areas the Dublin City Development Plan 2011-2017, development standards paragraph 17.10.8.1 shall be consulted.

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4.19 Mountjoy Square ACA – Signage & Advertising Policy :

4.19.1 In support of the existing Dublin City Development Plan policy and objectives the following policy framework in regard of signage and advertisements in the Mountjoy Square Architectural Conservation Area is proposed.

CONS POLICY 6: SIGNS AND ADVERTISEMENTS

Policy Aim

To preserve the character and the setting of the architectural conservation area.

- 1) Planning Permission will be granted for signs and advertisements which:
 - a) are well designed and sensitively located within the street scene
 - b) relate to the character, scale and architectural features of the building on which they are to be fixed
- 2) Planning permission will not normally be granted for any of the following:
 - a) signs and advertisements on street furniture or ground surfaces,
 - b) significant advertisement displays on commercial buildings in residential areas
 - c) internally illuminated box fascia or projecting signs

- d) LED and video screens, moving digital displays and message boards and intermittent, flashing or light-projected signs
- e) where the proposed advert, seen in conjunction with existing signs, would lead to visual clutter on a building
- f) high level signs
- g) balloon advertisements
- h) permanent or temporary advertising hoardings or shrouds, unless they are sensitively related to its local context, with a minimum of obvious or intrusive commercial advertising content or display
- i) temporary promotional commercial banners and other forms of temporary commercial advertising, on buildings
- j) permanent or multiple flagpoles, flag or banner advertisements on buildings.

4.20 Implementation :

4.20.1 The proposed Architectural Conservation Area will require a concentration of resources in the Planning Development Management teams working in historic conservation areas, due to the increased workload associated with implementing and enforcing the complexity of policy seeking to preserve and enhance character in these areas.

The resource focus will be necessary to ensure that alterations to the historic fabric can be identified and appropriate action taken in a proactive manner.

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Architectural Conservation Area Report

5. CONSERVATION AREA CHARACTER – STREETS AND SPACES

5.1 Overview

5.1.1 This section describes the streets and spaces of the Architectural Conservation Area, including the street pattern, the nodal points, how the spaces are used, the relationship between different spaces, the hierarchy and definition of the street and spaces, the form of enclosure, the layout of property boundaries and relationship of buildings to each other.

5.1.2 The historic street layout and the relationship of built form to open space define the overall structure of an area. Within this structure, the urban grain of the townscape, including plot size and building lines are important in establishing the pattern and density of development. This is a significant determining factor in dictating the scale of development and the level of enclosure.

5.2 Form & Structure :

5.2.1 Mountjoy Square has the distinction of being Georgian Dublin's only true square, since each of its four sides measure 140 metres in length. The Square is adjoined by a 14 metre wide carriageway and flanking pavements and is enclosed on the four sides by four storey over basement level, red brick, terraced town-houses, set back by the basement level from the rear of the pavements and enclosing a central open space, see figure 15 Aerial Photograph.

5.2.2 The topography of the area is important as this was a carefully chosen siting, as a striking land promontory overlooking the Custom House and south city. This natural promontory dictated the size of the square, which is perfectly level, however the contours of the approaches, with the exception of Upper Gardiner Street, fall away.



Figure 15 :
Aerial Photograph

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Architectural Conservation Area Report

5.2.3 The form of the architectural conservation area is characterised by eight approaches to the square. On the north-south axis there are the two parallel through routes, the west side links Gardiner Street Middle and Upper and the east side links Belvedere Place and Mountjoy Place. On the east-west axis there are two parallel streets Gardiner Place and Grenville Street to the west and Fitzgibbon Street and Charles Street Great to the west. The east-west axis streets are offset by the width of two houses, which serves to enhance the sense of enclosure of the public realm.

5.2.4 The north and west approaches to the Square, Gardiner Place, Gardiner Street Upper and Belvedere Place are lined with terraces, with narrow consistent plot widths, giving a sense of regularity to the streetscape. With the exception of Gardiner Street Middle, the remaining approaches to the south and east were minor approaches and have been the subject of considerable demolition and rebuilding and are characterised by both the retention of the narrow plot and also large, set back, blocks.

5.2.5 ACA Form & Structure Policy:

The preservation of the form and structure of the historic square and the adjoining street pattern is fundamental to preserving the historic character of the area. Therefore, the Dublin City Development Plan 2011-2017 policies SC30 and FC47 should be consulted in regard of new development respecting and preserving historic spaces and street pattern.

5.3 Hierarchy, Movement & Uses :

5.3.1 The Architectural Conservation Area Report has defined a hierarchy of three categories of streets and spaces according to analysis of scale, function and level of enclosure within the area. These are defined as Primary Routes and Spaces; Secondary Routes and Spaces and laneways and Spaces as shown on Figure 16 – Hierarchy of Streets & Spaces.

5.3.2 There are two way vehicular flows along each side of the Square. Figure 16 Hierarchy of Street & Spaces, indicates Mountjoy Square West as the primary traffic route in the area. The main pedestrian and vehicular flows are north to south, to and from Gardiner Street Upper and Lower, via Mountjoy Square West. This creates a principal nodal point for both pedestrian and vehicular movements in the north-west corner of the ACA, with Mountjoy Square West & North and Gardiner Street Upper and Gardiner Place, this junction has traffic and pedestrian crossing lights. There is a further traffic lighted junction sited in the north east corner and a pedestrian crossing in the south west corner of the Square. There is on-street pay parking on two sides of the carriageway surrounding the Square.

5.3.3 There is a cycle path along part of the west side of the square, there are cycle parking facilities on the north and south side of the Square and there is a Dublin Bike bay on the west side of the Square.

The Dublin City Development Plan 2011-2017, Appendix 7 Strategic Cycle Network, Section A Routes outside Inner City (Suburban) Northside lists;

- Mountjoy Square South and East, Belvedere Place, Belvedere Road

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Architectural Conservation Area Report



Figure 16 : Map Of Hierarchy Of Streets And Spaces

- Primary
- Secondary
- Laneways

Mountjoy Square
Architectural Conservation Area Boundary



MOUNTJOY SQUARE

Architectural Conservation Area Report



5.3.4 There are bus stops (north and south bound) sited along Mountjoy Square West and a bus terminus for 2 no. routes on the north side of the Square.



Figure 17 : Dublin Bus parking on Mountjoy Square North

5.3.5 ACA Movement & Uses Policy :

Traffic movements along the west side of the Square are high volume and it is unlikely that Gardiner Street and Mountjoy Square west will cease to be a main north/south city traffic route in the foreseeable future. The aim of ACA policy is therefore to preserve and enhance the original use of the Square as a good quality residential and recreational environment and thus reduce the impact of vehicular traffic and ensure ease of access. In this regard retaining and improving pedestrian access movements east and west of the Square and into the Park is priority, the retention and improvement of marked pedestrian crossings on the west and east sides of Mountjoy Square and the reduction and removal of coach and bus parking is also of key importance.

5.4 Signage & Street Furniture :

5.4.1 Dublin City has an important collection of historic street furniture, some of which is protected. The preservation and appropriate maintenance of this is important, as is the need to prevent modern street clutter from detracting from the street setting.

5.4.2 Figure No. 20 Public Realm – Signage & Furniture outlines the extent and location of the signage and furniture items in the public realm. The Mountjoy Square Architectural Conservation Area however, has relatively little historic street furniture and tends to be characterised by modern signage and furniture, which does not make a significant contribution to the historic character of the Architectural Conservation Area.

5.4.3 There are two types of decorative historic lampstandard in the architectural conservation area, the Scotch standard to the front of the houses, dating from 1903-1920, figure no. 18 and the Shamrock post which is sited park side, dating from 1940-1950, figure no. 19, both lampstandards are 9 metres in height.



Figure No. 18 :
Scotch Lamp Standard



Figure No. 19:
Shamrock Lamp standard

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Architectural Conservation Area Report

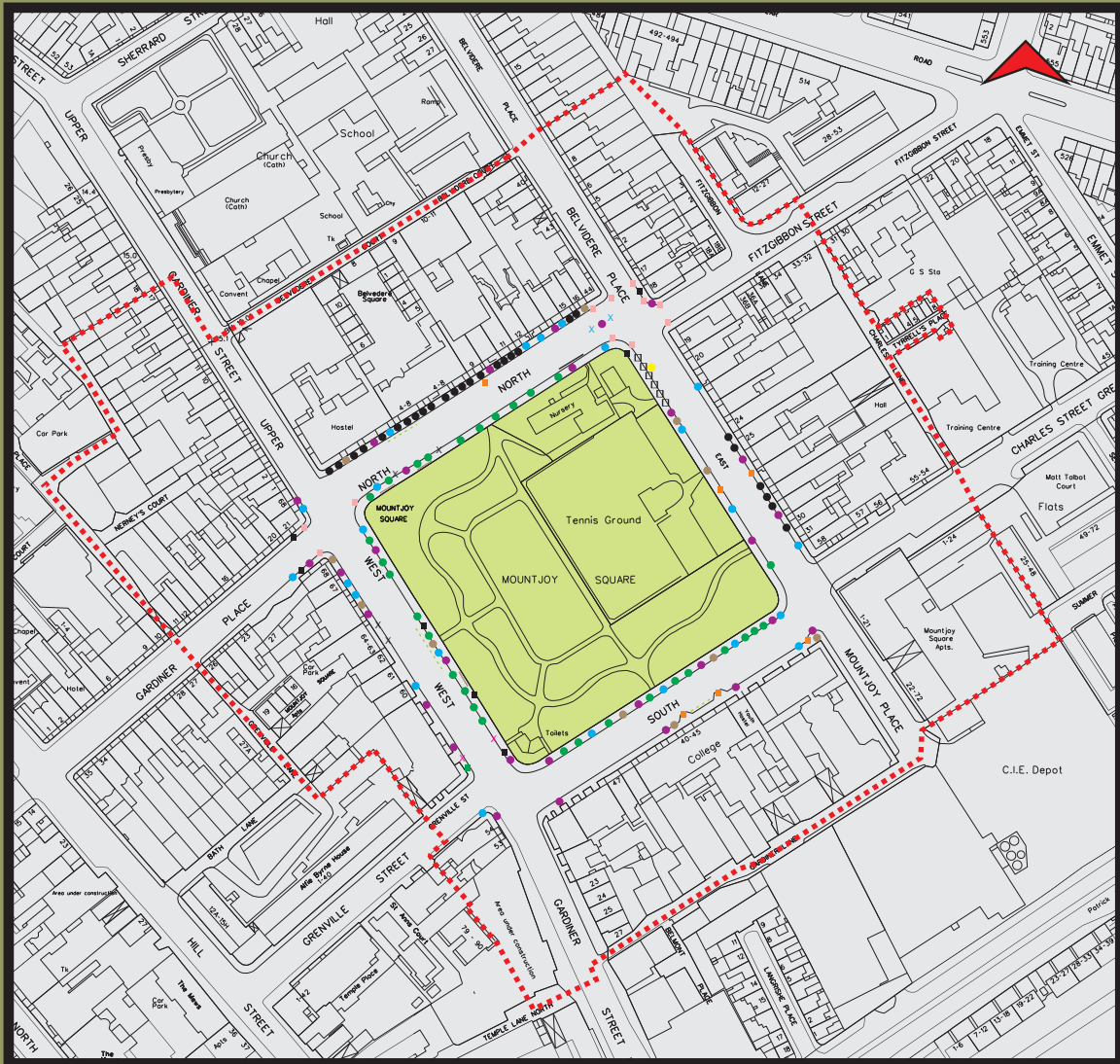


Figure 20 - Public Realm - Signage And Street Furniture

- | | | | |
|-----------------|--------------------------|-----------------------------|--|
| ● Coal Hole | ● Parking / Traffic sign | ✕ Pedestrian Traffic Signal | ✕ Traffic Bollard |
| ● Litter Bin | ● Traffic Signal | ✕ Bus Stop | □ Bollard |
| ● Lamp Standard | ● Telephone Box | ■ Electrical Box | |
| ● Cycle Stand | ● Street Tree | — Park Bench | ▭ Mountjoy Square Architectural Conservation Area Boundary |
| ● Parking Meter | ● Post Box | — Metal Railing | |

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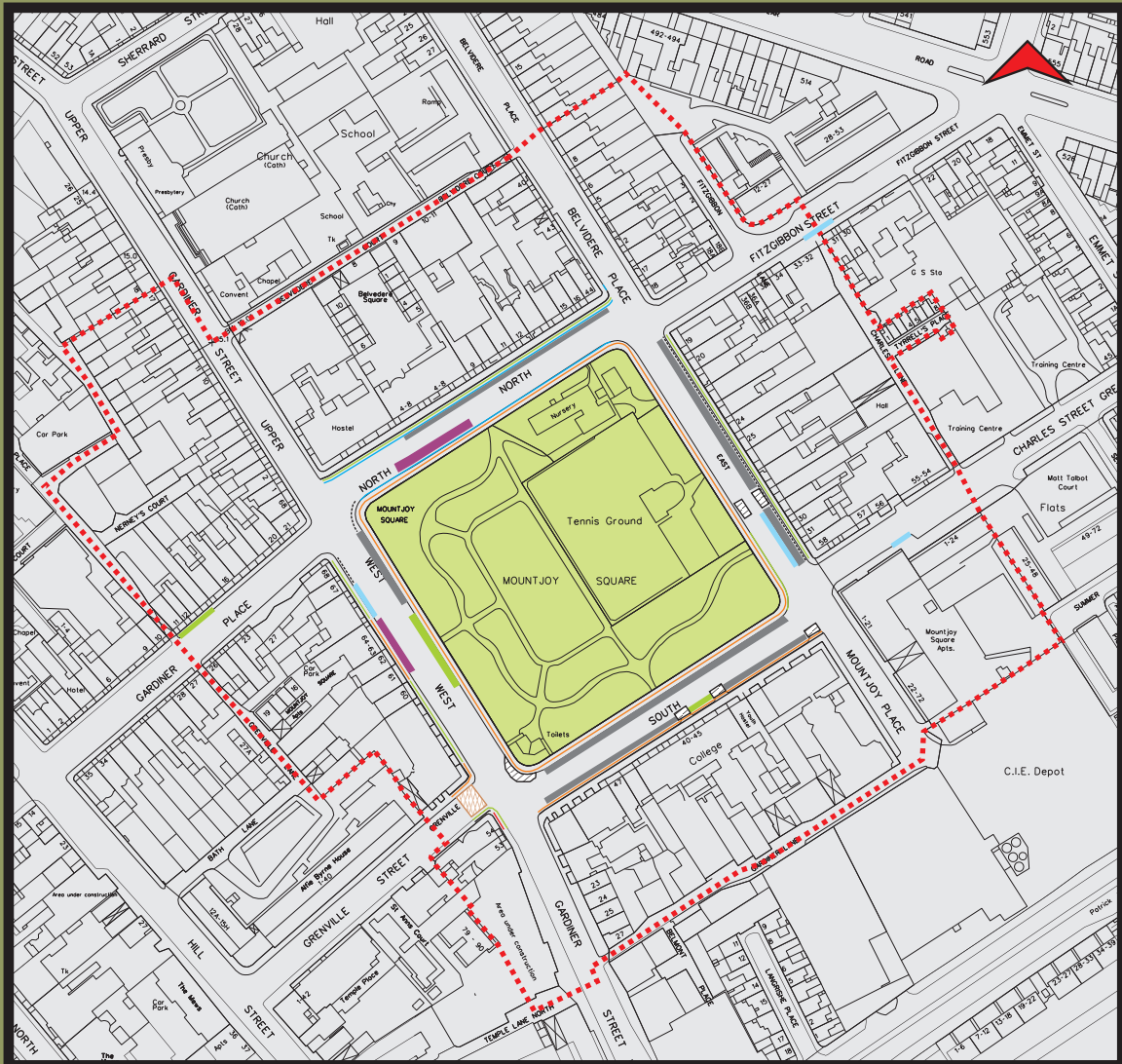


Figure 21 - Public Realm - Surfaces And Landscaping

- | | | |
|--|---|--|
|  Granite Kerbs |  Traffic Calming Hump |  Loading Bay |
|  Original Cobbles / Setts |  Concrete Drain |  Bus Stop |
|  Modern Stone Kerbs |  Traffic Island / Pavement Extension | |
|  Modern Concrete Pavings |  Parking Bay | |
|  Granite Pavings |  Bicycle Parking |  Mountjoy Square Architectural Conservation Area Boundary |

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5.4.4 ACA Signage & Street Furniture Policy:

The Dublin City Development Plan 2011-2017, objective SCO12, seeks to carry out a review of street furniture and signage in order to remove redundant elements and reduce street clutter. The principles as set out in paragraph 16.1.7 refer to materials for public spaces being appropriate to historic character and that design and specification of street furniture be in accordance with the forthcoming Public Realm Strategy and that proposals should seek to reduce clutter.

5.4.5 In support of this Development Plan objective, it is an objective of the ACA that the review of street furniture and signage includes;

- A full inventory of all street furniture in the ACA, identifying all remaining historic street furniture to be preserved and cataloguing modern signage and furniture;
- An assessment of the future street furniture requirements of the ACA and;
- Guidelines / specifications for the design of new furniture in the ACA i.e. litter bins, lighting, seating, bollards etc.

5.5 Surfaces and Landscaping :

5.5.1 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well-designed, maintained and in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.

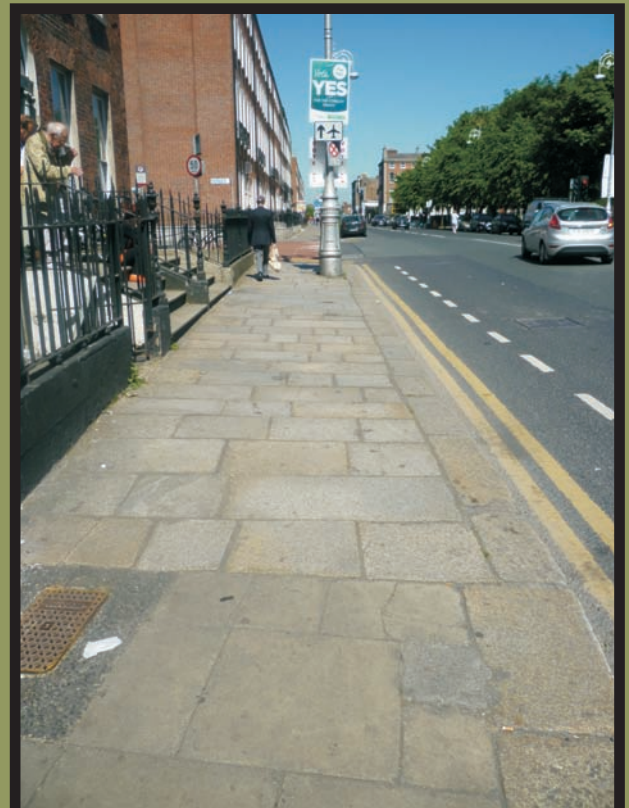


Figure 22 : Granite paving & kerb stones outside no. 54.

MOUNTJOY SQUARE

Architectural Conservation Area Report

5.5.2 Figure No. 21 Public Realm – Surfaces & Landscaping sets out the existing surfacing materials in the architectural conservation area. The traditional materials in the area comprised mainly granite paviors and kerbs, the Square is set off with the front pavement on each side with cut granite flags and kerbstones, rounded at the street junctions. The survey map indicates that there are few remaining historic street surfaces within the Mountjoy Square Architectural Conservation Area, however, there is one significant area of granite stone paving which is sited to the front and side of no. 54 on the west side of the Square. There are however a significant number of granite kerb stones remaining, these surfaces add considerably to the character of the area. The removal of the original granite paving has resulted in ad-hoc and substandard replacement materials and work practices (often concrete paving and surfaces) and therefore inappropriate modern street surfaces predominate throughout the ACA. There are practically no historic surfaces remaining in the mews lane areas.

5.5.3 The traditional surface treatment of forecourt areas and steps is also important to the character of the area. The steps and platforms to the original eighteenth century townhouses are traditionally in granite and these are largely retained.

5.5.4 There are also a large number of decorative cast iron coal hole covers throughout the area, which add historic interest to the streetscape, figure no. 23. These cast iron coal hole covers are set into the centre of rebated flagstones, discharging into the vaulted cellars beneath the pavement.



Figure 23 : Coal hole cover.

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5.5.5 ACA Surfacing & Landscaping Policy: Dublin City Development Plan 2011-2017 policy FC59 seeks to preserve and repair historic elements of significance in the public realm as identified in Appendix 12 (Stone Setts to be Retained, Restored or Introduced) & Appendix 13 (Paved Areas & Paved Areas and Streets with Granite Kerbing – to be retained or restored and included in the City Council's Programme for Restoration) and promote high standards for design, materials and workmanship in the public realm.

5.5.6 Mountjoy Square is not included within Appendix 12 & 13, it is therefore recommended that Mountjoy Square be included in the policy and objective to retain and restore the granite paving flags and kerbing, original coal-hole covers, traditional pattern manhole covers and stone and cast-iron protective bollards and lampstandards.



Figure 24 : Street Trees

5.5.7 The Architectural Conservation Area has lost much of the traditional surface materials and these have been replaced with substandard materials and work practices.

The ACA policy will therefore seek;

- to identify and preserve the remaining historic surfaces,
- to explore a monitoring procedure for works and materials in the public realm
- to define guidelines and specifications for works and materials in the Architectural Conservation Area and to ensure that only high quality replacement surface materials are used and existing replacement surfaces are properly repaired and where appropriate replaced with better quality materials
- to ensure that surface markings defining the separate movements and uses i.e. bus stops, traffic junctions, parking bays etc, are properly identified and laid down
- to undertake a survey of street trees with recommendation for enhancement works which may include trees to be retained and new trees to be planted.

Implementation :

5.6 The successful preservation and enhancement of the historic Mountjoy Square Architectural Conservation Area public realm, with regard to uses, signage and surfacing, maybe most successfully implemented with regard to the Dublin City Public Realm Strategy and the close working co-operation of the City Council Roads & Traffic, Parks and Leisure and Planning Departments.

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Architectural Conservation Area Report

6. CONSERVATION AREA CHARACTER – TREES AND GREEN SPACES

6.1 Overview :

6.1.1 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits.

6.1.2 The Mountjoy Square Architectural Conservation Area has a formal, densely built up urban character, with a central park, the public footpath adjoining the park is well-lined with street trees on three sides and the park is well planted, containing a number of mature trees and hedges (around only the perimeter in the north east corner) and open lawn on the western half. The busy traffic route to the west of the Square results in it being more physically isolated and difficult to access on this side, but it is nonetheless an attractive and well-used space.



Figure 25: Mountjoy Square Park.

6.1.3 Mountjoy Square Park is the central feature in the area, the architectural conservation area report describes the character and appearance of the Park on two levels; firstly the Park interface with the adjoining public realm and buildings and secondly the internal Park.

6.2 The Park Interface:

6.2.1 The description of the interface considers three main elements;

- the entrances,
- the railings and
- the signage.

6.2.2 The Park Entrances: There are 4 no. active public entrances to the Park, no. 1 entrance on each side, the entrances to the west, north and east are single gated entrances, the entrance sited on the south side is a double gated entrance and thus would appear to be the principal entrance. There is also separate pedestrian entrance to the children's nursery on the north side and vehicular entrance to the City Council Depot on the east side. With the exception of St. Stephens Green, these entrances are similarly discreet to those of the other city Georgian Parks.

6.2.3 ACA Recommendation : The entrances therefore require only proper maintenance, although in order to encourage use, works to enhance and highlight the entrance area, such as integrating the internal park surface and that of the adjoining public realm, maybe considered.

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6.2.4 Park Railings: The Park is bounded on all sides by iron railings which are approximately 1.5 metres in height, sited on a low granite plinth wall. The general condition of the railings is poor, large sections require repainting and repair. The erosion of the iron rail along the base at the bottom and at the top with upper rail, has been noted. Replacement of the railings and plinth wall on like for like basis maybe necessary where the repair are not viable. There is also damage to stone plinth wall with the intersection of the railing with the plinth, this also requires repair. The general condition of the railings at present indicates they contribute negatively to the character of the area.

6.2.5 ACA Recommendation : It is recommended that this negative characteristic may be addressed by means of a Repair & Maintenance programme which would involve the repair and restoration of the railings and stone plinths on a phased sectional basis with the professional advice and input of the Conservation Section. This programme would be subject to the usual budgetary constraints, it is envisaged that the first section of railings (approximately 50-60 metres in length) is to be completed this year and the overall repair and restoration programme maybe completed over a 3-4 year timeframe.



Figure 26 : Park Railings

6.2.6 Park Signage: The signage to the Park includes the original small scale plague signs which are sited on or adjoining the park entrances and larger modern signs on elevated poles, in excess of 2 metres in height, sited inside the Park entrance at approximately 45 degree angle to the entrance gate. The original signs are iron and mounted on the gates or railings, they are small and unobtrusive and respect the character of the area. The modern signs by reason of height, design, siting and materials do not enhance the historic character of the area.

6.2.7 ACA Recommendation : The replacement of the modern park signs with signage of appropriate height, materials and siting at the 4 no. public entrances be considered.

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6.3 The Internal Park :

6.3.1 The Description of the internal park area considers the following elements;

- the uses and the buildings,
- the relationship of uses and buildings,
- planting and landscaping and
- public art

6.3.2 The Park Uses: There are at least half a dozen uses in this public park, see figure 25 Mountjoy Square – Park Uses, which may be broadly classified under the following three headings;

- Operational/ Commercial uses
- Leisure – Active uses
- Leisure – Passive uses

6.3.3 Operational/ Commercial Uses: These uses comprise a Dublin City Council Parks Department depot and a Children's Nursery and are sited in the north east corner of the Park. The Parks Department depot has a vehicular access onto the north east park side and comprises a hard surfaced forecourt area which is used for the storage of vehicles, materials and equipment and a single storey red brick, gable fronted, structure. The depot site is bounded internally to the Park by a high metal palisade fence and to the Square perimeter by the metal railings with a high internal hedge. The children's nursery was established in 1940 and provides 60 no. places for disadvantaged children in the area. This facility has a pedestrian access from the north side of the Square and is comprised of a single storey timber framed structure which is set back from the adjoining northern Park boundary. The structure and an adjoining play area is segregated from the adjoining park by a high palisade fence and by a large post and wire fence and hedge.

6.3.4 Leisure – Active Uses: These uses comprise a large hard landscaped football pitch/ tennis courts, a Community Centre, Table Tennis, Basketball Court and Children's Play Area. The community centre is used by 2 no. community groups, the structure is split level, single and two storey, stand alone constructed of brick, with single storey semi-circular front entrance section, partially painted brown, sited opposite the east facing Park entrance. The hard surfaced football pitch is the largest of the facilities and maybe considered the most dominant use in the Park, it is centrally located and is segregated from the other uses by metal fences to the north and post and wire fence and high hedge to the west and south. The pitch and the adjoining basketball court and table tennis facilities are extensively used by the community group and the local community. The children's play areas are open to the Park adjoining the east and south Park sides and comprise climbing frames and young child areas.

6.3.5 Leisure – Passive: The passive landscaped area comprising landscaped walking paths and seated areas is sited in the western section of the Park. This is set out with a tree-planted outer section adjoining the Park boundaries and a central grassed section, the area is generally attractive and well maintained. The planting in the Park is comprised mainly of mature trees and is attractive, there are no mature hedges to the park boundaries which is important to retain the visual accessibility and security from the public realm. However, the internal Park is strongly segregated with high and low hedges and metal railings. The site of former toilet block in the south west park corner has been converted for use as tree nursery. The Park pavements is a mix of block paviors and black top tarmac and is largely well maintained and in good condition.

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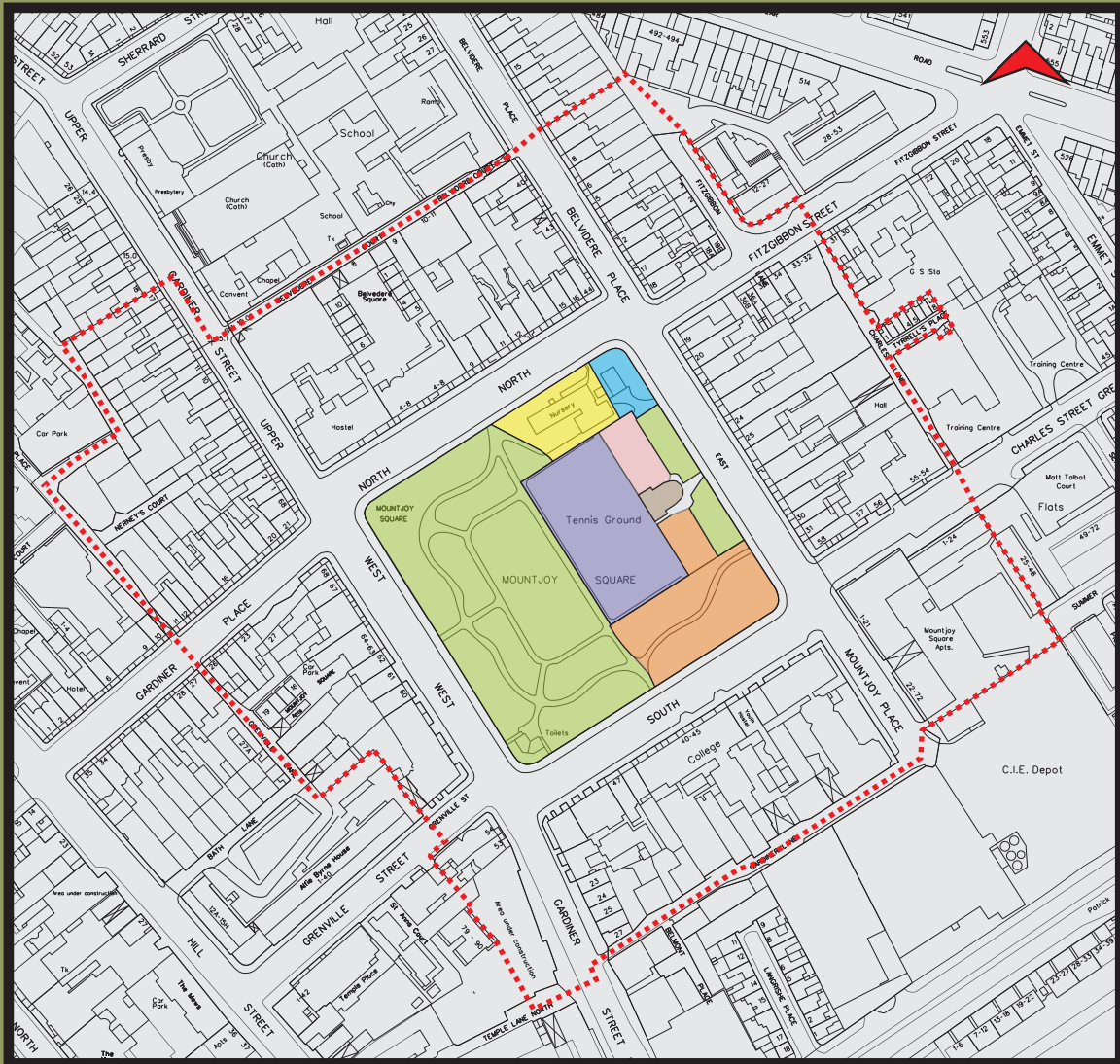


Figure 27 - Mountjoy Square Park Uses

- Nursery
- DCC Depot
- Passive Landscaped Area
- Hard Surfaced Football Pitch
- Childrens Play Area
- Basketball And Table Tennis Area
- Internal Boundaries
- Mountjoy Square Architectural Conservation Area Boundary

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6.3.6 The number and variety of uses are laid out to create 3 distinct park environments;

- no. 1 - a private nursery and a local authority depot, both uses and buildings are separate and non-accessible to the public from within the park,
- no. 2 - an active and accessible park which includes the large hard surfaced playing area, this area is physically and visually segregated from the remaining park area by post and wire fence and high hedge and
- no. 3 - a passive landscaped publicly accessible park space.

The existing arrangement of public and private and passive and active uses results in the physical and visual segregation of the Park (particularly the north east section from the south east section) which in turn detracts from the functional and visual experience of the Park and this therefore maybe considered a negative characteristic of the Park.



Figure 28 : Hard surfaced pitch with perimeter hedge.

6.3.7 ACA Policy Recommendations:

In order to preserve and enhance the active leisure facility of the park, it is recommended that the wide variety of active uses should be retained and reconfigured in the context of the preparation of a Park management plan, in consultation with interested local groups.

In order to preserve and enhance the passive leisure facility of the Park, it is recommended that a tree and planting survey be undertaken. The internal hedges and fencing (to active uses) should be removed and a planting schedule be prepared in consultation with interested local residents. A review of Park furniture should also be undertaken with a view to making recommendations on improved quality Park furniture.

The appropriate relocation of the commercial/operational uses outside of the historic Park is desirable and this section of the park subsequently integrated into the passive and active leisure Park. The appropriate relocations of these uses would have financial implications, therefore, the removal of these uses and the integration of these areas in to the Park for active and passive leisure use maybe considered a long-term ACA objective.

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6.3.8 Street trees can be found lining the public footpath adjoining the central Park, an attractive row of Lime trees. Although not appearing to be part of the original design for the streets, these make a positive contribution to the architectural conservation area.

6.3.9 There is no specific protection afforded to the trees within the architectural conservation area, however, the Dublin City Development Plan 2011-2017 policy GC10 and objective GCO12 seeks to protect and enhance the landscape and existing green spaces and manage and conserve street trees.



Figure 29: Public Art – Mountjoy Square Park

6.4 Public Art :

6.4.1 Dublin City has a high concentration of public art, both in its streets and open spaces, and integrated into its buildings. In the Mountjoy Square Architectural Conservation Area, traditional, freestanding public art is limited to the Park. This comprises concrete mosaic structures around the base of 2 no. mature trees sited along the eastern and western boundaries, a small stone sculpture in the landscaped area and graffiti artistry on the rear elevation of the community centre.

6.4.2 The City Development Plan Policy FC 24 seeks to encourage the provision of public art and objective FCO20 seeks to include public art in all major development schemes. Proposals for enhancing public art in the Park should be considered, this may include proper facilities for graffiti artistry at the rear of the community centre and the management of this space and facilities for public art exhibitions in the Park.

6.5 Implementation :

The preservation and enhancement of Mountjoy Park may be best achieved through the preparation of a Conservation Management Plan setting out clear objectives for the maintenance and management of the Interface and Internal Park areas and addressing issues relating to sustainable/ ecological design, active recreation, heritage, landscape and planting, culture and art, management, visitor and community needs. The preparation of this Plan is being led by Parks Department in consultation with the Planning Department and local residents and would be implemented largely by Parks Department.

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Architectural Conservation Area Report

7. CONSERVATION AREA CHARACTER – LAND USES

7.1 Overview

7.1.1 Land uses contribute significantly to the character of the architectural conservation area. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of the public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area.

7.1.2 Mountjoy Square Architectural Conservation Area was originally laid out as a residential area, and largely retains this character today. In particular the twentieth century terraced townhouses, accommodate a large residential population.

7.1.3 The area's long historical association with the education professions also continues to strongly influence its character, with the Dublin Institute of Technology, Faculty of Applied Science sited on the south side of the Square. In addition to the educational facilities, a number of institutions and colleges, headquarters of professional, charitable and cultural institutions have also based themselves in and around the architectural conservation area. See Figure 28, Land Use Survey Map which indicates the pattern of land uses in the architectural conservation area.

7.1.4 Commercial and office uses are also to be found throughout the conservation area. In particular, there are a variety of small offices, often still with residential accommodation to upper floors. The Z8 zoning objective in operation within this area, requires a minimum of 60% of floorspace on each site shall be residential use.

7.1.5 Small pockets of retail use can be found around the fringes of the architectural conservation area but is limited in the area. There are also restaurant uses in and around the architectural conservation area. There are a variety of other activities represented within the conservation area, including guest houses and hostel uses scattered through the area. However, despite this mix of uses, the area retains a substantial residential population and its original residential character and scale predominates.

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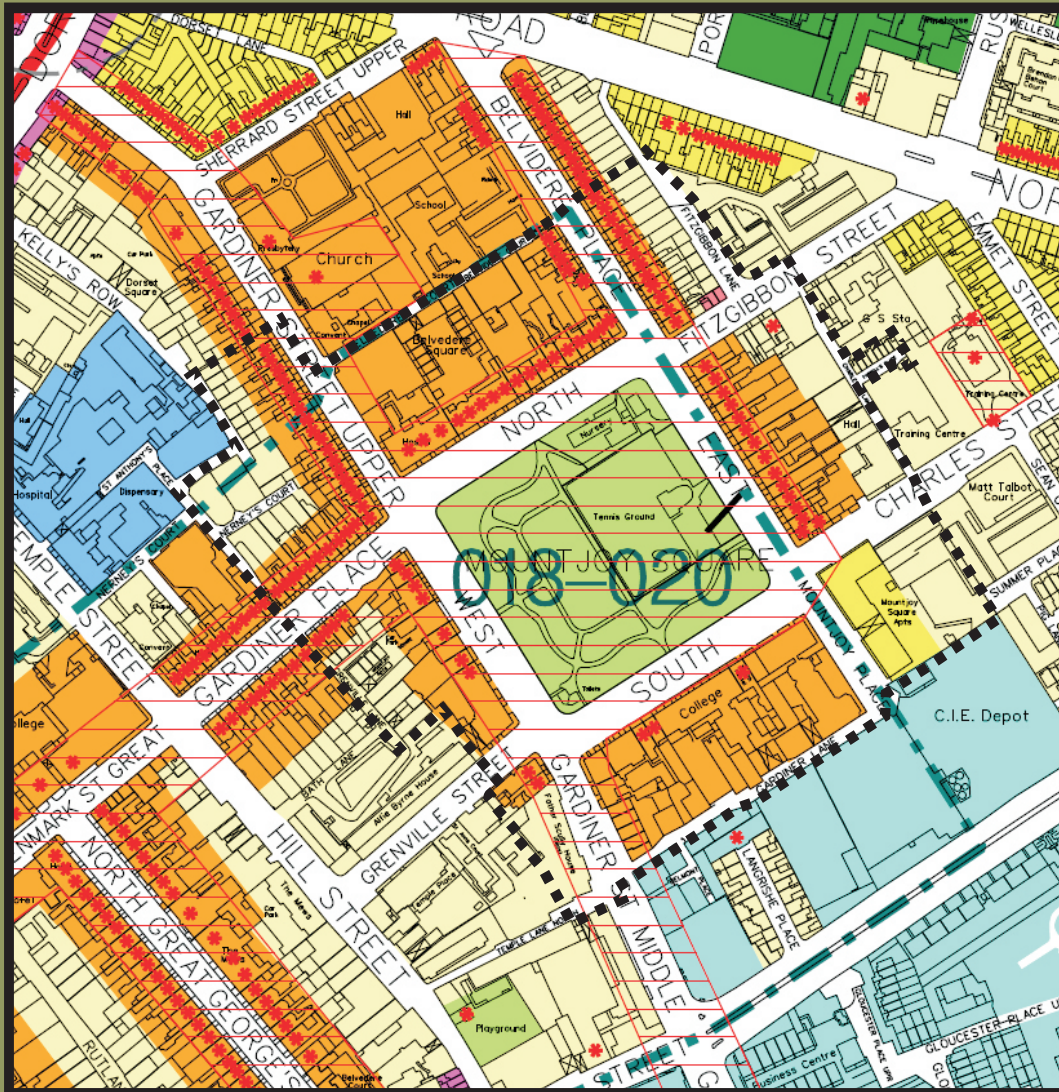


Figure 30 : Dublin City Council Zoning Map
 "Taken From The Dublin City Council Development Plan 2011-2017"



Mountjoy Square
 Architectural Conservation Area Boundary



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7.2 Land Use Policy:

The City Council will consider the contribution of existing and proposed uses to the character and setting of the conservation area, in accordance with the provisions of the relevant Dublin City Development Plan 2011-2017 zoning objective Z8 which sets out permissible and open for consideration uses and policies FC31 & FC37 which seek to identify and encourage compatible uses.

Zoning Objective Z8:

Permissible Uses:

Bed and Breakfast, Childcare facility, Cultural/recreational buildings and uses, Education, Embassy residential, Home-based economic activity, Hostel, Hotel, Live-work units, Medical and related consultants, Office (maximum 40% of unit and excluding retail branch bank/building society), Open space, Residential.

Open for Consideration Uses:

Buildings for the health, safety and welfare of the public, Guesthouse, Nightclub, Place of public worship, Public service installation, Restaurant.

CONPOLICY7:

CHANGE OF USE IN ARCHITECTURAL CONSERVATION AREAS.

Policy Aim:

To preserve the character of conservation areas and their settings.

Having regard to the zoning objectives Z8 & Z9 for the area, permission will only be granted for development, involving a material change of use, which would serve either to preserve or enhance the character of the conservation area.

MOUNTJOY SQUARE

Architectural Conservation Area Report

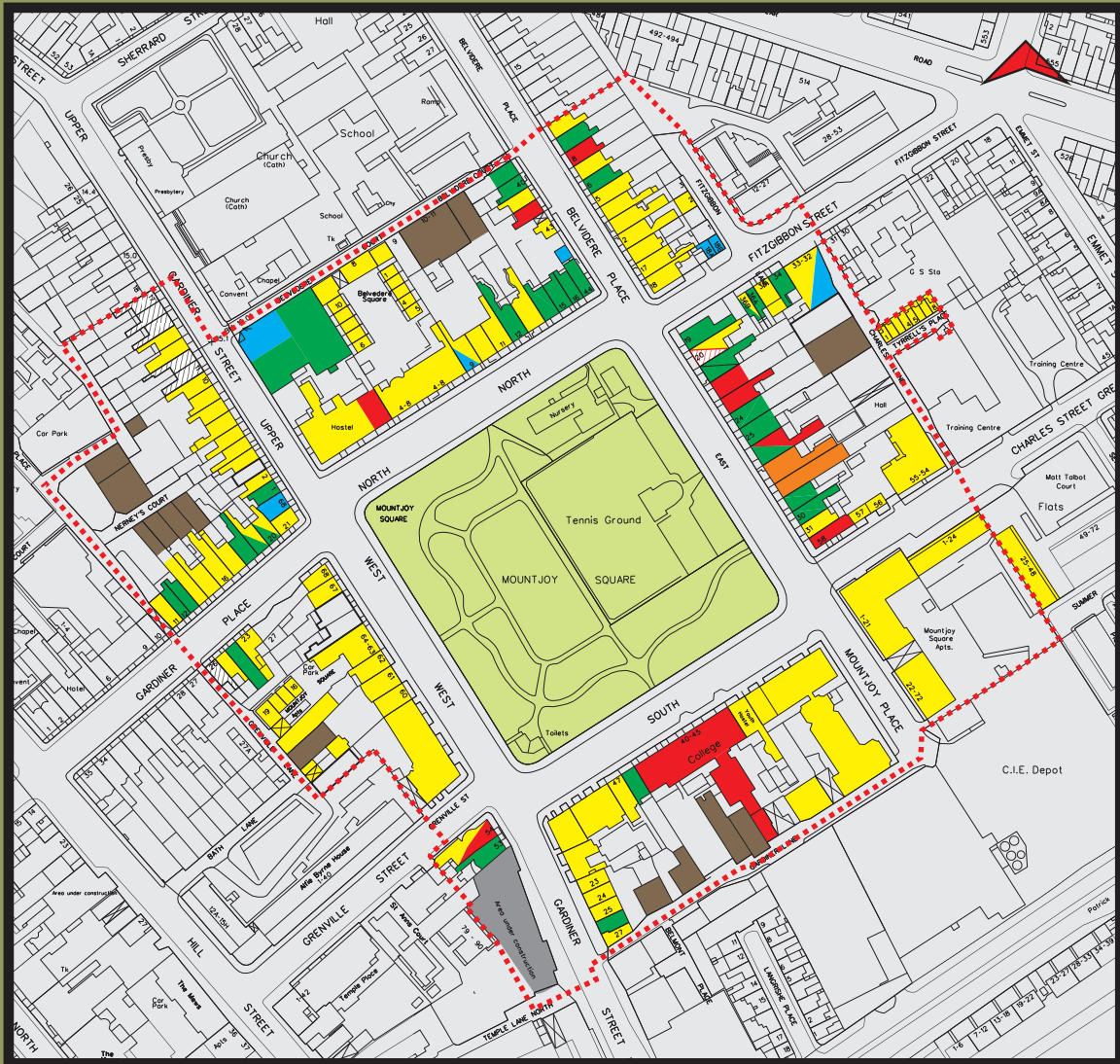


Figure 31 : Land Use Survey Map

- | | | | | | |
|---|-------------|---|--------------------------|---|------------|
|  | Residential |  | Restaurant |  | Commercial |
|  | Retail |  | Undeveloped Site |  | Vacant |
|  | Office |  | Hotel / B&B / Guesthouse | | |
|  | Education |  | Meeting Room / Clubs | | |

 Mountjoy Square
Architectural Conservation Area Boundary

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8. CONSERVATION AREA CHARACTER – VIEWS

8.1 Overview

8.1.1 Views make an important contribution to Dublin's streetscape and historic character. In regard of defining views, there are two types of views, these being broadly, strategic views such as those from the Conservation Area to the surrounding city and views from the surrounding City area into the Conservation Area both including views of landmark buildings. The second type is local views with a narrower focus, such as of natural features, skylines, landmark buildings and structures, as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

8.1.2 The siting of the Square on the natural promontory looking south along Gardiner Street Middle and Lower creates an important view towards the Custom House. It is therefore recommended that this strategic view south along Gardiner Street Middle and Lower be protected and also the view north along Gardiner Street towards Mountjoy Square.



Figure 32 : View West Along Mountjoy Square North

8.1.3 The Dublin City Development Plan 2011-2017 objective SC06 seeks to prepare guidelines for Views and Prospects with the aim of undertaking a study and objective GC08 seeks to undertake a Views and Prospects study.

The following are identified as important local views within the Mountjoy Square Architectural Conservation Area and should be included for consideration within the study to be undertaken within objective GC08 :

- View west along Mountjoy Square north
- View south along Mountjoy Square east
- View west along Mountjoy Square south
- View north along Mountjoy Square west
- View north from Mountjoy Square to Gardiner Street Upper
- View north from Mountjoy Square to Belvedere Place
- View south from Mountjoy Square along Gardiner Street towards Custom House



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Figure 33: View South Toward Custom House

In addition the following policy in regard of preservation of views in the Mountjoy Square Architectural Conservation Area is recommended.

CONS POLICY 8: STRATEGIC AND LOCAL VIEWS

Policy Aim

To protect and enhance all local views which contribute to Dublin's townscape and the historic character of the Mountjoy Square Architectural Conservation Area.

Planning permission will not be granted for developments which would have an adverse effect upon important views of

- (A) Protected Structures
- (B) Landmark buildings
- (C) Important groups of buildings
- (D) Parks, squares and gardens

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9 NEGATIVE FEATURES & ENHANCEMENT

9.1 Overview

9.1.1 Negative features are those elements which detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or, in some cases, there may be an opportunity to redevelop a particular site.

9.1.2 In general Mountjoy Square and environs has an attractive and well-maintained streetscape. However, throughout the architectural conservation area, there are examples of small-scale alterations and accretions, which cumulatively have a detrimental impact on the character of the area. Some of these are outlined below:

9.2 Buildings :

9.2.1 Loss of 19th century Architectural Detail :

There are examples in the architectural conservation area of replacement doors and windows which do not reflect the details and materials of the architectural conservation area as a whole. Many of the Georgian buildings within the conservation area have lost original window glazing bars patterns. In place of multi-pane sashes, many of the windows now have single pane sashes which significantly alters the appearance of individual buildings and streets as a whole. Many of the original fanlights have also been removed and replaced with panes of un-subdivided glazing.

Whilst these are small alterations, their impact on the street scene is nonetheless considerable. The City Council will encourage the reinstatement of glazing bar patterns wherever possible, especially on protected structures.

9.2.2 A small number of properties have had their original brickwork rendered in hard cement render or painted. Such changes are irreversible and can cause serious long term damage to brickwork and much of the replacement pointing has been carried out in inappropriate method and materials.

9.2.3 Threshold Treatment: Stone front steps and forecourts are important to the character of original Georgian buildings. In some cases, stone steps have been replaced by modern concrete steps or forecourts have been tiled.

9.2.4 Alterations to Mews: The mews in particular have undergone alterations involving substantial loss of original architectural detail. Much unsympathetic alteration has taken place at ground floor level where metal 'up and over' garage doors have replaced more traditional timber coach doors in numerous locations. In other locations, openings have been in-filled or windows have been inserted which do not attempt to relate to the original materials and detailing of the mews. Many of the buildings have also lost original windows, some replaced with uPVC and in different glazing patterns.

9.2.5 Poorly Sited Plant, Services & Equipment: When carelessly sited, both large mechanical equipment and minor additions such as wires, pipework and flues can have a negative impact on individual buildings and the wider street scene. There are poorly located plant, this is most often located on the backs of buildings in mews and on roofs. These have a detrimental impact on buildings and the street scene, a particular example of poorly located services can be found on the northside of the Square.

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9.2.6 Buildings and Sites: In addition to the small features identified above, there a number of individual buildings and sites within the Architectural Conservation Area, which are considered to detract from its character and appearance. This may be due to scale, bulk or detailed design which fails to respect or relate to the adjoining streetscape, an important example is that located to the rear of the south terrace and fronting onto Mountjoy Place

9.3 Public Realm :

9.3.1 Street Surfacing & Street Furniture: The public realm of Mountjoy Square would generally benefit from enhancement. Paving materials and street furniture are of varying quality throughout the area and more consistent treatment would certainly be beneficial.

9.3.2 Many of the mews have lost their original setts. This detracts from their intimate character and the gradual reinstatement of these would be beneficial.

9.4 Trees and Green Spaces :

9.4.1 The character of the Architectural Conservation Area could be greatly enhanced and become one of the finest green spaces in the city. The condition of the railings and the internal layout of uses detracts from the character of the space, it is considered that these issues may most effectively be dealt with by means of the preparation of a Park conservation management plan.

9.5 Policy and Further Guidance :

9.5.1 The City Council will take appropriate steps to ensure the preservation and enhancement of the architectural conservation areas. The Schemes for the improvement and enhancement of architectural conservation areas will be encouraged and initiated where possible. Any proposal will be judged against ACA policies outlined above.

10. POLICY AND MANAGEMENT PROPOSALS

10.1 It is expected that the effective management of the Mountjoy Square Architectural Conservation Area can, for the most part, be met through an effective planning policy framework and the positive use of existing development management and enforcement legislation. The analysis of the character and appearance of the conservation area within this report therefore identifies those elements the Council will seek to protect and preserve, as well as the negative features which may present opportunities for change or enhancement.

10.2 Each section of the report is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the conservation area are listed in the Directory, which follows this section.

This includes a list of documents and planning guidance relevant to the management of Mountjoy Square Architectural Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative' in previous section.

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Architectural Conservation Area Report

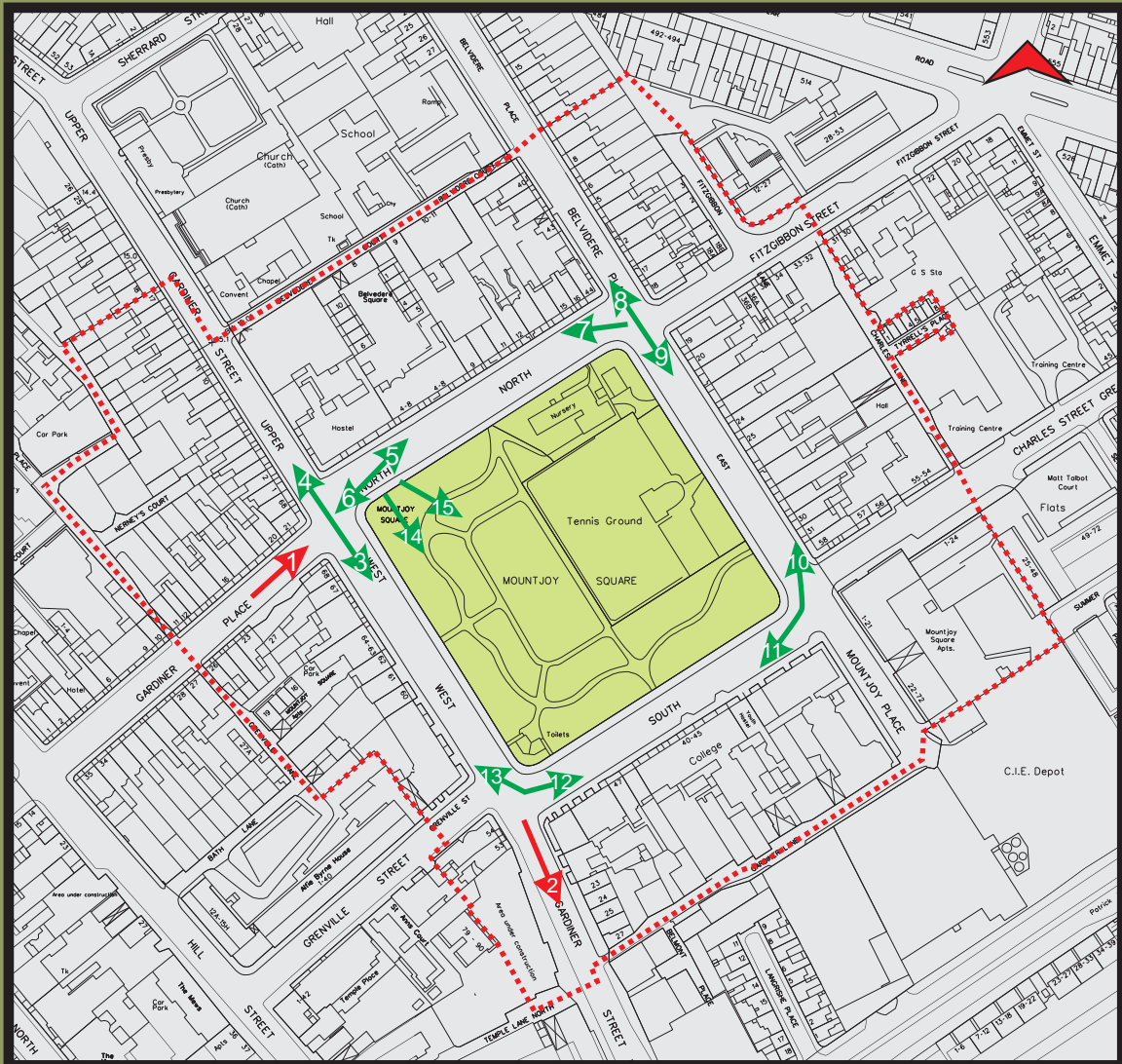


Figure 34 : Views And Prospects Map

-  Strategic Views
-  Local Views
-  Mountjoy Square Architectural Conservation Area Boundary



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Strategic View 1 : Looking North East Towards Mountjoy Square North



Strategic View 2 : Looking South Towards The Custom House



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Local View 3 : Looking South On Mountjoy Square West



Local View 6 : Looking West Towards Gardiner Place



Local View 4 : Looking North On Gardiner Street Upper



Local View 7 : Looking West On Mountjoy Square North



Local View 5 : Looking North East On Mountjoy Square North



Local View 8 : Looking North Towards Belvidere Place



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Local View 9 : Looking South On Mountjoy Square East



Local View 12 : Looking East On Mountjoy Square South



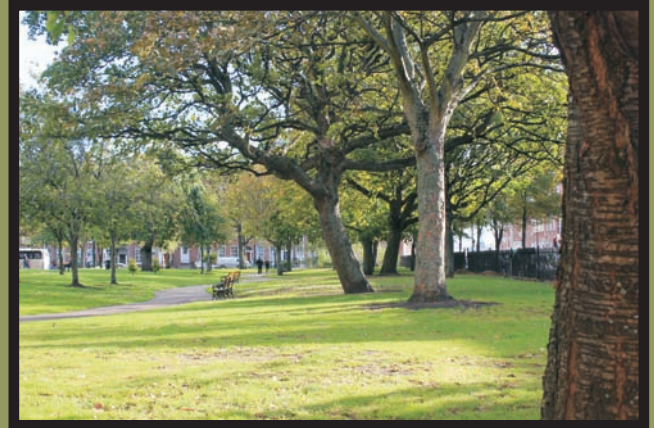
Local View 10 : Looking North On Mountjoy Square East



Local View 13 : looking North On Mountjoy Square West



Local View 11 : Looking West On Mountjoy Square South



View 14 : Internal View Of Mountjoy Square Park



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Architectural Conservation Area Report



View 15 : Internal View Of Mountjoy Square Park



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Architectural Conservation Area Report



Negative Feature/ Issue

Action

Infill Development

New proposals for infill development should include an analysis of the character and appearance of the architectural conservation area and should reflect the predominant scale and architectural detail of the area, making reference to the findings of the Architectural Conservation Area Report.

Proposals for development adjacent to the Architectural Conservation Area should have regard to their impact on the setting of the ACA, making reference to the findings of the Architectural Conservation Area Report.

Protect the setting of the Architectural Conservation Area through consideration of extensions, where appropriate.

Security Measures

Refer any unauthorised works identified as part of the report process to Enforcement Section for investigation.

Loss Of Architectural Detail

Encourage awareness of original design detail and best conservation practice through circulation of the Architectural Conservation Area report. Architectural Conservation Area report to be made available on the website.

Seek reinstatement of original glazing bar patterns to sash windows of Georgian townhouses where possible as part of refurbishment schemes.



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Negative Feature/ Issue

Action

Boundary Details And Signage

Original features such as surrounds and architectural detailing identified in the report to be retained where possible as part of refurbishment proposals.

Roof Alterations And Clutter

Seek the removal/ re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals.

Seek improvements to poorly detailed roof extensions as part of refurbishment proposals.

External Plant And Air Conditioning Equipment

Seek the removal/re-siting of unnecessary and redundant equipment as part of future development or refurbishment proposals.

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Architectural Conservation Area Report

11. Directory of Background Items & Information

11.1 Protected Structures In The Mountjoy Square Architectural Conservation Area

The record of protected structures of special architectural and historic interest set out was prepared in 2011. As new structures are constantly being protected, this record should not be treated as being definitive.

At the time of preparation there were 93 protected structures within the Architectural Conservation Area.

Reference	No.	Address	Description
676	1	Belvedere Place, Dublin 1	House
677	2	Belvedere Place, Dublin 1	House
678	3	Belvedere Place, Dublin 1	House
679	4	Belvedere Place, Dublin 1	House
680	5	Belvedere Place, Dublin 1	House
681	6	Belvedere Place, Dublin 1	House
682	7	Belvedere Place, Dublin 1	House
683	8	Belvedere Place, Dublin 1	House
684	9	Belvedere Place, Dublin 1	House
685	10	Belvedere Place, Dublin 1	House
702	39	Belvedere Place, Dublin 1	House
703	40	Belvedere Place, Dublin 1	House
704	41	Belvedere Place, Dublin 1	House
705	42	Belvedere Place, Dublin 1	House
706	43	Belvedere Place, Dublin 1	House
707	44	Belvedere Place, Dublin 1	House
1371	57	Charles Street Great, Dublin 1	Georgian-style Victorian house
752	34	Fitzgibbon Street, Dublin 1	Four-storey Georgian house
3011	11	Gardiner Place, Dublin 1	House
3012	12	Gardiner Place, Dublin 1	House
3013	13	Gardiner Place, Dublin 1	House
3014	14	Gardiner Place, Dublin 1	House
3015	15	Gardiner Place, Dublin 1	House

3016	16	Gardiner Place, Dublin 1	House
3017	17	Gardiner Place, Dublin 1	House
3018	18	Gardiner Place, Dublin 1	House
3019	19	Gardiner Place, Dublin 1	House
3020	20	Gardiner Place, Dublin 1	House
3021	21	Gardiner Place, Dublin 1	House
3022	22	Gardiner Place, Dublin 1	House
3023	23	Gardiner Place, Dublin 1	House
3024	24	Gardiner Place, Dublin 1	House
3025	25	Gardiner Place, Dublin 1	House
3026	26	Gardiner Place, Dublin 1	House
3088	1	Gardiner Street Upper, Dublin 1	House
3089	2	Gardiner Street Upper, Dublin 1	House
3090	3	Gardiner Street Upper, Dublin 1	House
3091	4	Gardiner Street Upper, Dublin 1	House
3092	5	Gardiner Street Upper, Dublin 1	House
3093	6	Gardiner Street Upper, Dublin 1	House
3094	7	Gardiner Street Upper, Dublin 1	House
3095	8	Gardiner Street Upper, Dublin 1	House
3096	9	Gardiner Street Upper, Dublin 1	House
3097	10	Gardiner Street Upper, Dublin 1	House
3098	11	Gardiner Street Upper, Dublin 1	House
3099	12	Gardiner Street Upper, Dublin 1	House
3100	13	Gardiner Street Upper, Dublin 1	House
3101	14	Gardiner Street Upper, Dublin 1	House
3102	15	Gardiner Street Upper, Dublin 1	House
3103	16	Gardiner Street Upper, Dublin 1	House
5517	1	Mountjoy Square North, Dublin 1	House (including 83 Gardiner Street Upper)
5518	2	Mountjoy Square North, Dublin 1	House
5519	3	Mountjoy Square North, Dublin 1	House
5520	4	Mountjoy Square North, Dublin 1	House

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5521	5	Mountjoy Square North, Dublin 1	House
5522	6	Mountjoy Square North, Dublin 1	House
5523	7	Mountjoy Square North, Dublin 1	House
5524	8	Mountjoy Square North, Dublin 1	House
5525	9	Mountjoy Square North, Dublin 1	House
5526	10	Mountjoy Square North, Dublin 1	House
5527	11	Mountjoy Square North, Dublin 1	House
5528	12	Mountjoy Square North, Dublin 1	House
5529	13	Mountjoy Square North, Dublin 1	House
5530	14	Mountjoy Square North, Dublin 1	House
5531	15	Mountjoy Square North, Dublin 1	House
5532	16	Mountjoy Square North, Dublin 1	House
5533	17	Mountjoy Square East, Dublin 1	House
5534	18	Mountjoy Square East, Dublin 1	House
5535	19	Mountjoy Square East, Dublin 1	House
5536	20	Mountjoy Square East, Dublin 1	House
5537	21	Mountjoy Square East, Dublin 1	House
5538	22	Mountjoy Square East, Dublin 1	House
5539	23	Mountjoy Square East, Dublin 1	House
5540	24	Mountjoy Square East, Dublin 1	House
5541	25	Mountjoy Square East, Dublin 1	House
5542	26	Mountjoy Square East, Dublin 1	House
5543	27	Mountjoy Square East, Dublin 1	House
5544	28	Mountjoy Square East, Dublin 1	House
5545	29	Mountjoy Square East, Dublin 1	House
5546	30	Mountjoy Square East, Dublin 1	House
5547	31	Mountjoy Square East, Dublin 1	House (including 58 Charles Street Great)
5548	39	Mountjoy Square South, Dublin 1	House
5549	46	Mountjoy Square South, Dublin 1	House
5550	47	Mountjoy Square South, Dublin 1	House
5551	53	Mountjoy Square West, Dublin 1	House

5552	54	Mountjoy Square West, Dublin 1	House
5553	59	Mountjoy Square West, Dublin 1	House Late 20th
5554	60	Mountjoy Square West, Dublin 1	House Century Structures
5555	62	Mountjoy Square West, Dublin 1	House
5556	65	Mountjoy Square West, Dublin 1	House
5557	66	Mountjoy Square West, Dublin 1	House
5558	67	Mountjoy Square West, Dublin 1	House
5559	68	Mountjoy Square West, Dublin 1	House

11.2 Streets Surveyed in the Mountjoy Square Architectural Conservation Area

The following streets were surveyed, including photographic survey, in the preparation of the Architectural Conservation Area report:

Mountjoy Square North; Mountjoy Square East; Mountjoy Square South; Mountjoy Square West; Gardiner Street Upper (part of); Belvidere Place (part of); Fitzgibbon Street (part of); Charles Street Great (part of); Mountjoy Place; Gardiner Street middle (part of); Grenville Street (part of); Belvedere Court; Fitzgibbon Lane (part of); Charles Lane; Tyrell's Place; Gardiner Lane; Grenville Lane; Nerney's Court.



Comhairle Cathrach
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