



ELMWOOD AVENUE LOWER & UPPER AND ELMPARK AVENUE, RANELAGH

Architectural Conservation Area Report

Character Appraisal and Policy Framework



Architectural Conservation Area Report | ELMWOOD AVENUE LOWER & UPPER &
ELMPARK AVENUE, RANELAGH

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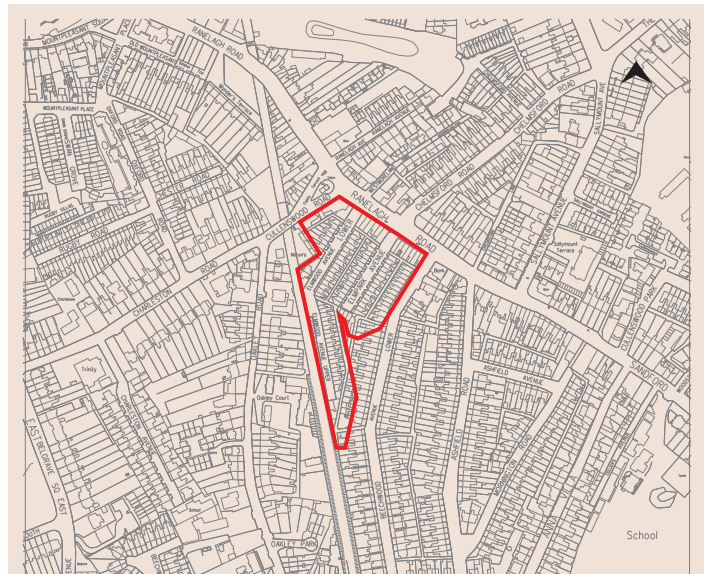
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1.0 Introduction and Location

1.1 The Elmwood Avenue Lower & Upper and Elmpark Avenue architectural conservation area was adopted by Dublin City Council on the 7th of July 2014

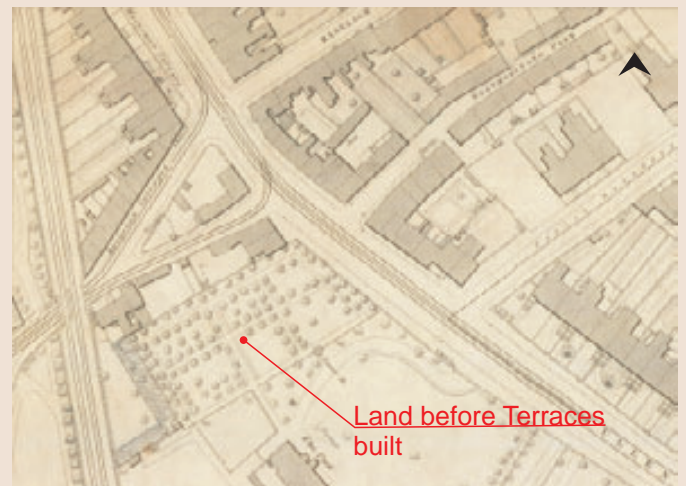
1.2 Location: Elmwood Avenue Upper and Lower are centrally located in Ranelagh Village close to the junction with Cullenswood Road. Elmwood Avenue is a cul-de-sac, which runs in a southwesterly direction off Ranelagh Road. Halfway down the road it becomes Elmwood Avenue Upper as it turns southwards and runs alongside the Luas 'green' line. Elmpark Avenue lies parallel to Elmwood Avenue Lower.



Context Map



Site Location Map



Sheet XVIII-88 (5ft-1mile) Ordnance Survey Map 1882, showing location of Elmwood Avenue



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2.0 Photographs (All buildings within this ACA are photographed and included in Appendix 1 of this document).



View of Elmwood Avenue Lower looking west



Tiling and railing detail on Elmwood Avenue Lower



Typical terraced house on Elmwood Avenue Lower





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Rear view of terraces on eastern side of Elmwood Avenue Lower



House detail typical of Elmwood Avenue Upper



View of Elmwood Avenue Lower looking east



View of Streetscape Elmwood Avenue Upper



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3.0 Historic Development

From the corner of Elmwood Avenue to Beechwood Avenue was originally the front boundary wall and gates of Elm Park House, hence the use of the word 'Elm' in the terraces built in the grounds of that house. Elm Park House was set on extensive grounds and had been in existence for at least two centuries. The grounds stretched from Elmwood Avenue (possibly originally from the Angle in Ranelagh) as far as the Ulster Bank, up to No. 85 Lr. Beechwood Avenue and from there to the old railway line. The house stood approximately between Nos. 6-11 Elm Park Avenue. Nos. 37-47 were originally Elm Park Terrace and consist of a group of shops which are almost all family owned.

Elmwood and Elmpark Avenue were both built c. 1900. Work must have started immediately after the old house Elm Park was vacated. The demolition of this house and the building over of its wooded grounds would have dramatically changed the appearance of the centre of Ranelagh and would have finally completed the link between the two old villages of Ranelagh and Cullenswood. Within the space of little over a decade the green spaces of O'Toole's Nurseries, the site of Dartmouth Square and now the extensive grounds of Elm Park were built over. The city had caught up with the village. Soon the administration was also taken over by Dublin Corporation and the fiercely independent township became part of Greater Dublin.

(History courtesy of Kelly, Deirdre "Four Roads to Dublin: A History of Rathmines, Ranelagh and Leeson Street", O'Brien Press Dublin, 1995)



View of Streetscape Elmpark Avenue



Typical Terraced houses on Elmwood Avenue Upper



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4.0 General Character

The general character of both Elmwood Avenue and Elmpark Avenue is two-storey two-bay red brick terraces. The terraces date from circa the 1900s as they do not appear on the 1882 Ordnance Survey map.

The terraces along Elmwood Avenue Lower each have a railed area to the front with a shared tiled area leading to the main door. Original features include timber sash windows, white painted granite cills, unpainted arched lintels and a rectangular fanlight above the front door. The streetscape is enhanced by a number of semi mature trees and shrubbery along this street.

The terraces along Elmwood Avenue Upper front directly onto the street. They differ to Elmwood Avenue Lower in that there is no railed area to the front, they have black painted granite cills and white-painted rendered lintels. They also feature a rectangular fanlight above the front door.

Elmpark Avenue is a more confined street than Elmwood Avenue with similar features but with a more urban character.

5.0 Existing Designations

5.1 Zoning

The houses on Elmwood Avenue and Elmpark Avenue are zoned Z2 "To protect and/or improve the amenities of residential conservation areas".

5.2 Record of Protected Structures

The Architectural Conservation Area is comprised of 84 houses. The entry in the Record of Protected Structure for Elmwood Avenue, No's 1-50 Elmwood Avenue, Reference No's: 2566-2615, and the entry for Elmpark Avenue, No's 1-34 Elmpark Avenue, Reference No's 2532-3565, were deleted from the Record of Protected Structures by Dublin City Council at the meeting of July 2013.



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6.0 ACA Policy

To seek to preserve, protect and enhance the architectural quality, character and setting of the nineteenth century building characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.

To remove structures Nos. 1-50 inclusive Elmwood Avenue and Nos. 1 to 34 Elmpark Avenue from the RPS and replace with an Architectural Conservation Area.

7.0 General Objectives

- 7.1 To encourage the retention of original windows, doors, renders, roof coverings and other significant features of historic buildings and landscape features within the ACA.
- 7.2 To ensure that any development, modifications, alterations, or extensions affecting a structure within an ACA are sited and designed appropriately, comply with development standards and are not detrimental to the general character of the ACA.
- 7.3 To encourage the reinstatement of original features (see section 8.2 for details).
- 7.4 To prepare Statements providing advice on maintenance, repair and enhancement.



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8.0 Guidelines to Homeowners in Architectural Conservation Areas

8.1 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.

8.2 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 Classes 5 and 7 of the Planning and Development Regulations 2001-2012 are not exempted development.

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 are exempted development and do not require planning permission

| Planning and Development Regulations 2001-2010 | |
|--|---|
| 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 7 | The construction or erection of a porch outside any external door of a house. |



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8.3 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 are 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 Arts, Heritage and the Gaeltacht 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.



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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 table below.

| 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 |
| | Cleaning of historic buildings |
| Localised repointing | Wholesale repointing |

The Department of Arts, Heritage and the Gaeltacht 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.



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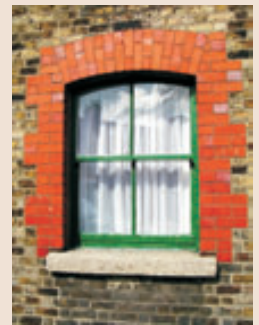
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Windows and Doors

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 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 Arts, Heritage and the Gaeltacht Advice Series publication *Windows: A Guide to a Repair of Historic Windows* (2007) provides useful guidance on such works and should be consulted.



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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.



| 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 Arts, Heritage and the Gaeltacht 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.



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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 Arts, Heritage and the Gaeltacht 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.



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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 Arts, Heritage and the Gaeltacht 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.



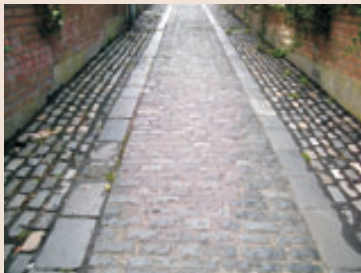
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Historic Kerbing and Paving



| 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. |

8.4 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 REAR of buildings | Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the FRONT of buildings |
| | All signs regardless of size and location |

The Department of Arts, Heritage and the Gaeltacht 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.



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APPENDIX - PHOTOGRAPHS MAY 2010

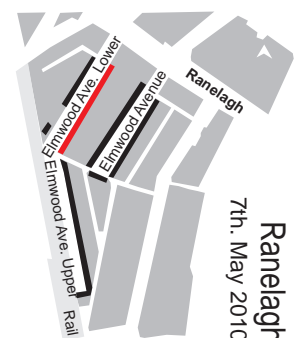
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7th. May 2010

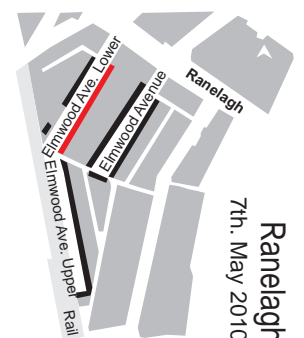
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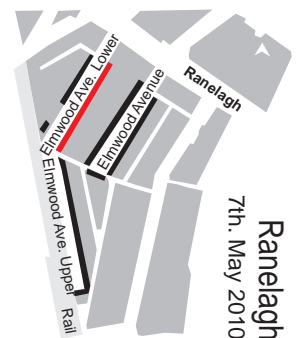
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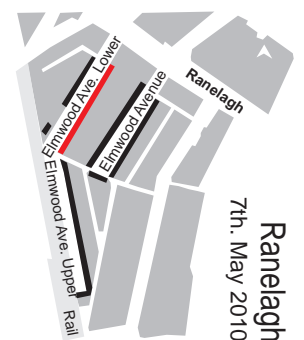
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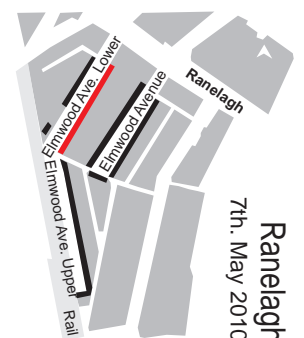
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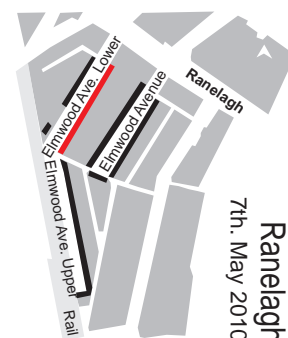
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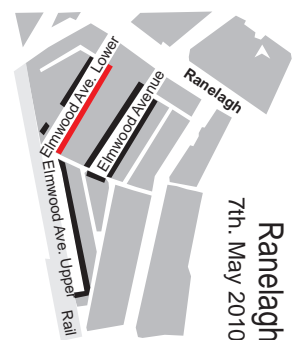
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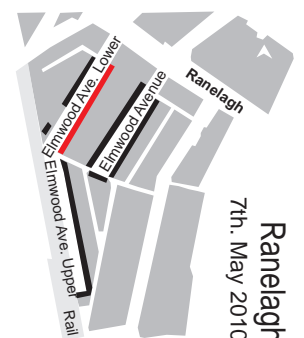
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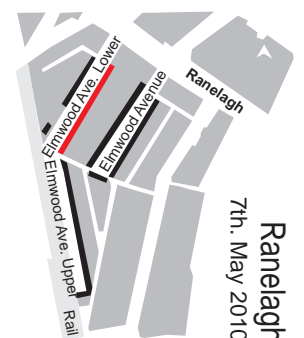
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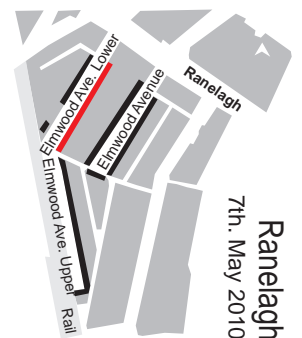
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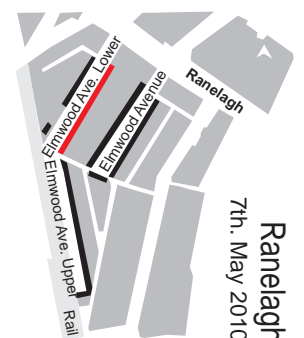
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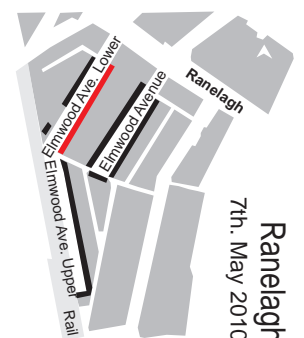
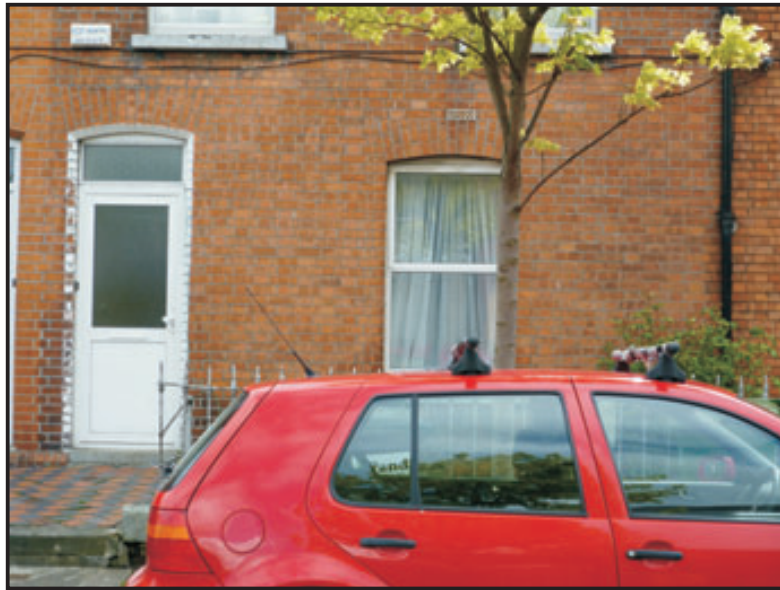
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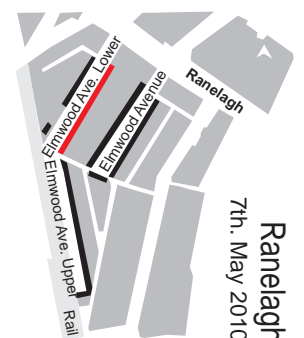
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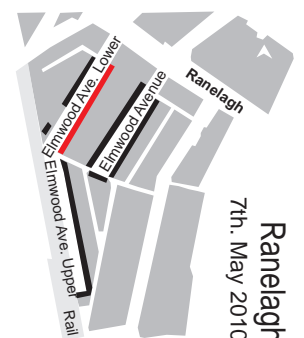
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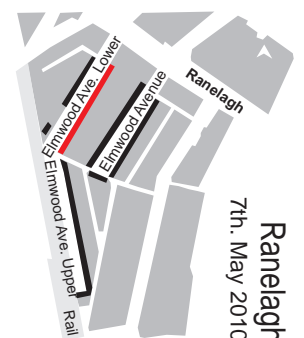
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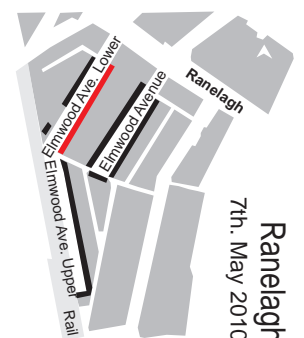
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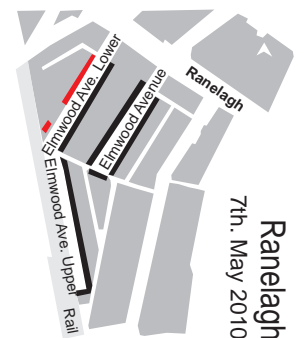
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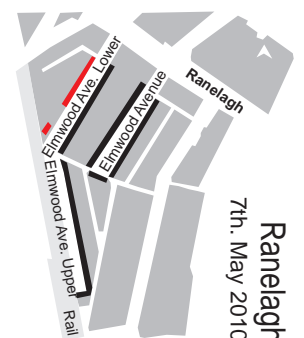
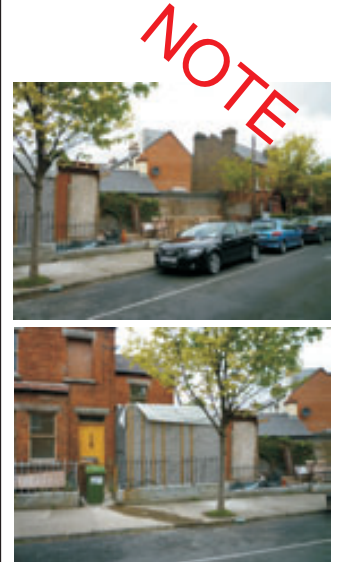
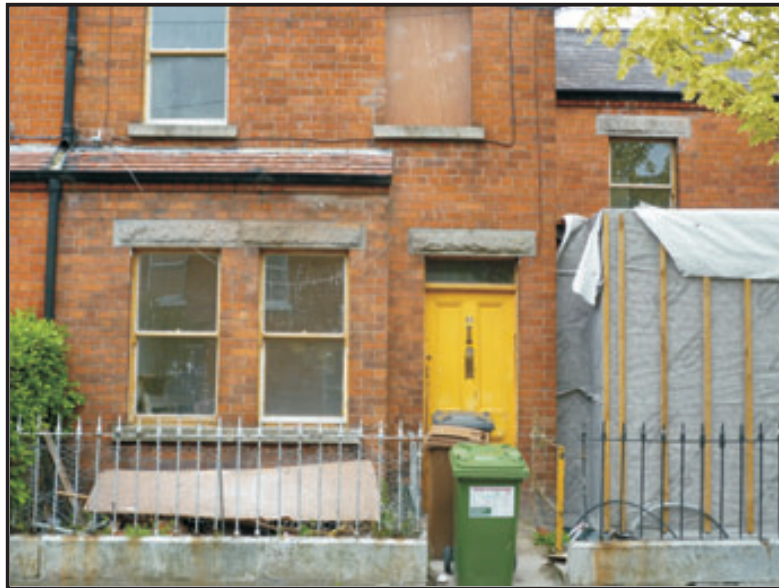
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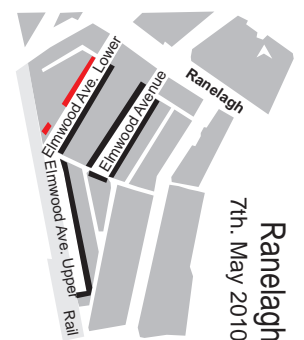
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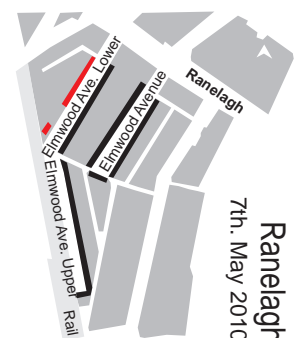
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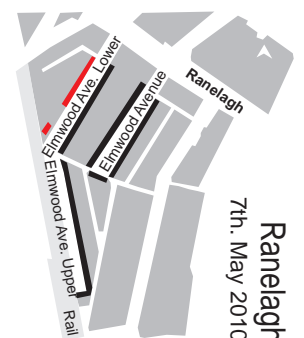
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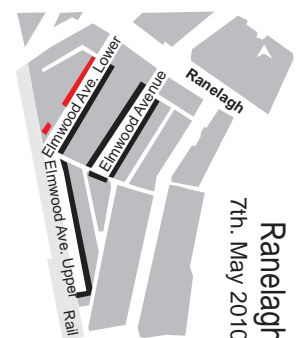
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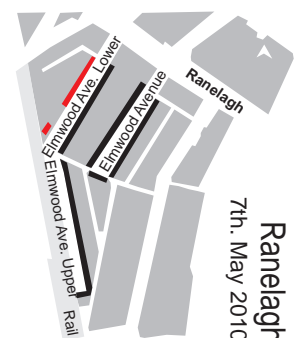
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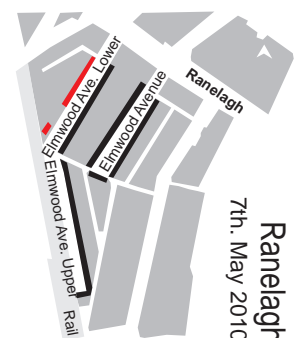
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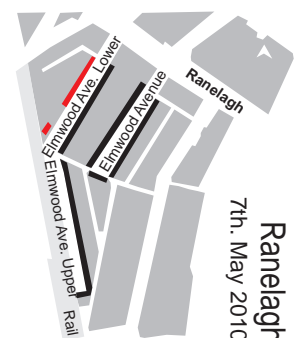
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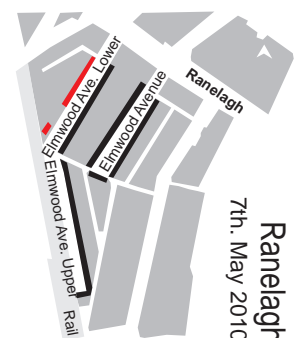
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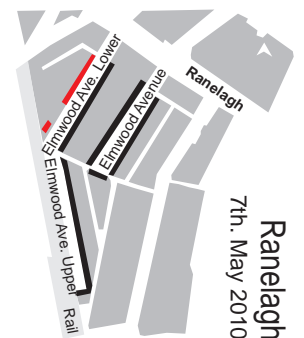


No.50

Elmwood Avenue Lower



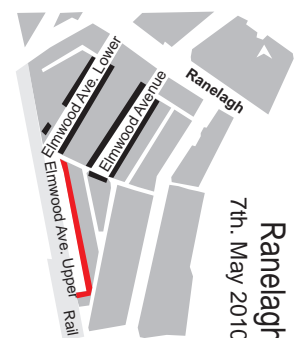
Elmwood Avenue Lower



No.17

Elmwood Avenue Upper

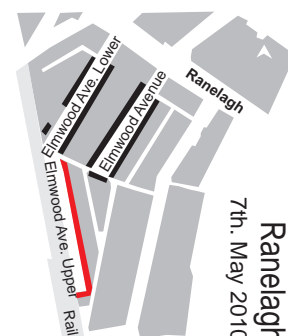
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.18

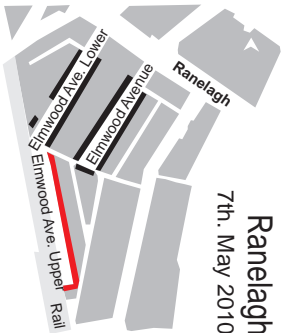
Elmwood Avenue Upper

ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



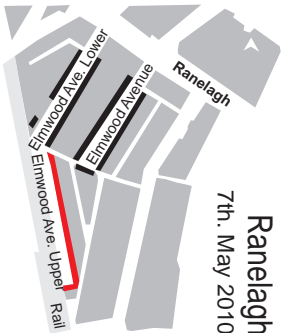
No.19

Elmwood Avenue Upper



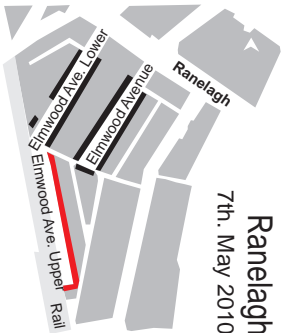
No.20

Elmwood Avenue Upper



No.21

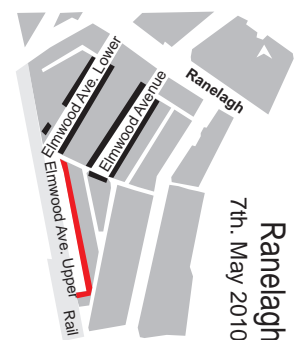
Elmwood Avenue Upper



No.22

Elmwood Avenue Upper

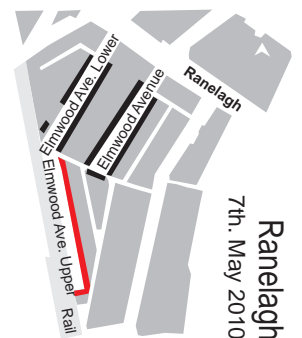
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.23

Elmwood Avenue Upper

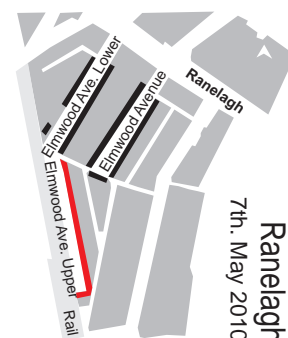
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.24

Elmwood Avenue Upper

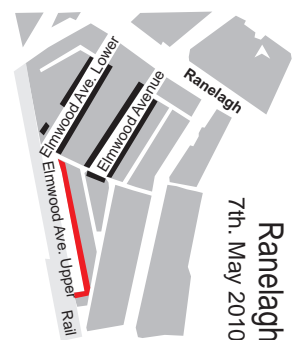
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.25

Elmwood Avenue Upper

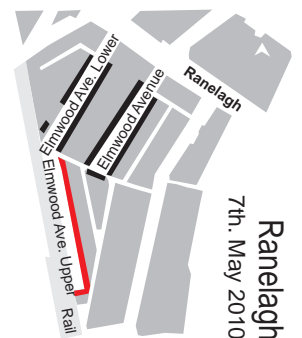
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.26

Elmwood Avenue Upper

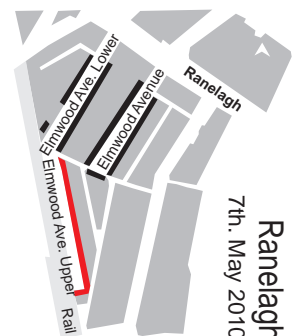
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.27

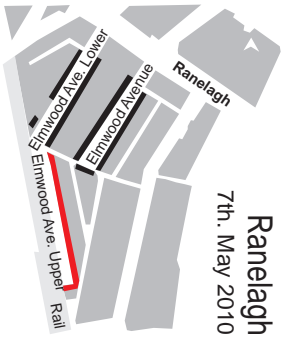
Elmwood Avenue Upper

ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.28

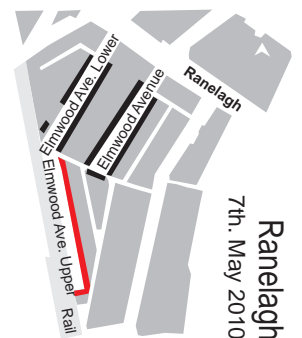
Elmwood Avenue Upper



No.29

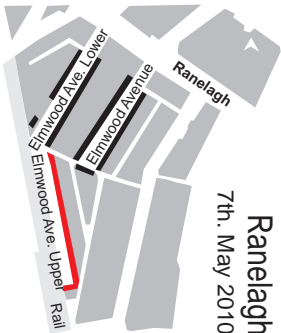
Elmwood Avenue Upper

ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.30

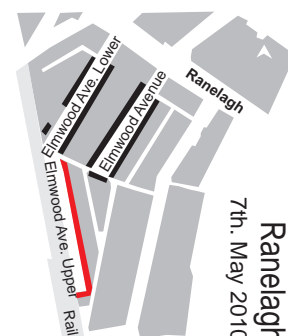
Elmwood Avenue Upper



No.31

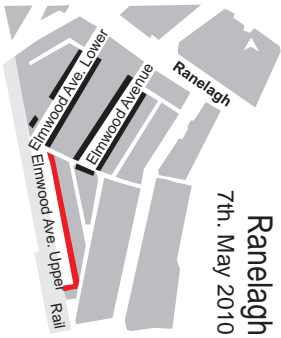
Elmwood Avenue Upper

ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



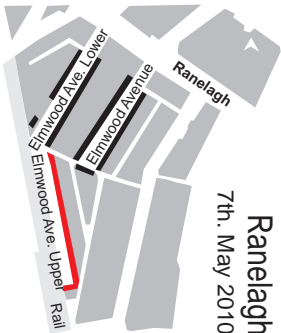
No.32

Elmwood Avenue Upper



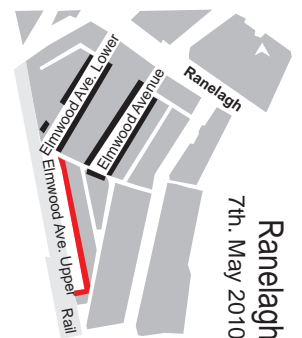
No.33

Elmwood Avenue Upper



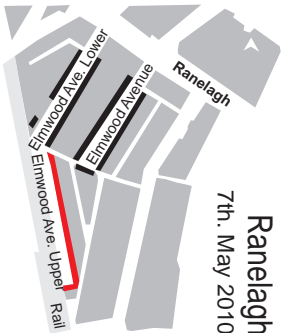
No.34

Elmwood Avenue Upper



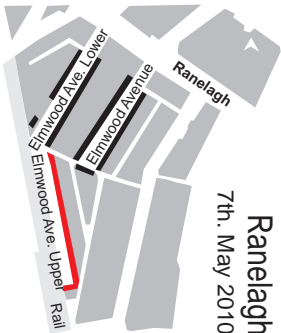
No.35

Elmwood Avenue Upper



No.36

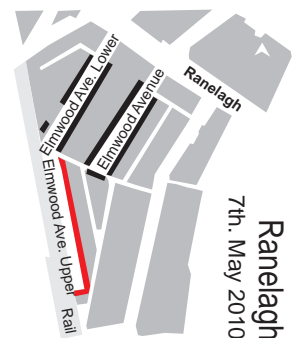
Elmwood Avenue Upper



No.37

Elmwood Avenue Upper

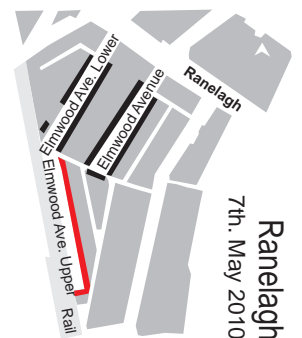
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.38

Elmwood Avenue Upper

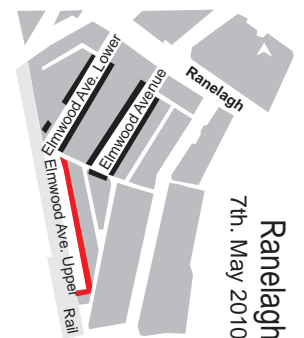
ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



No.39

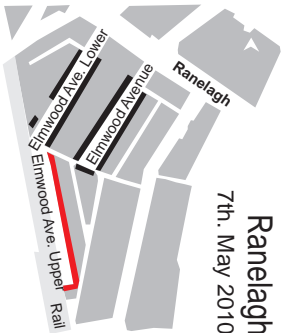
Elmwood Avenue Upper

ASCAL LEAMCOILLE, U
ELMWOOD AVENUE UPPER



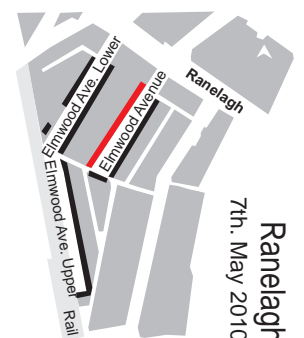
No.40

Elmwood Avenue Upper



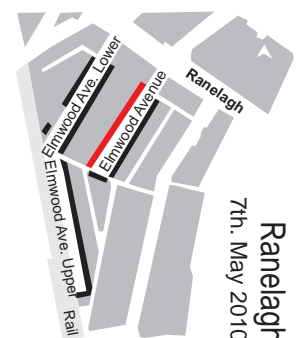
No.1

Elmpark Avenue



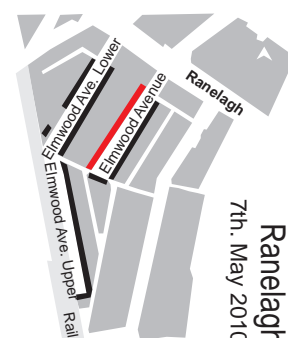
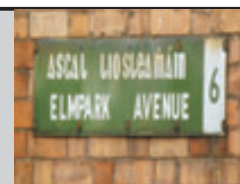
No.2

Elmpark Avenue



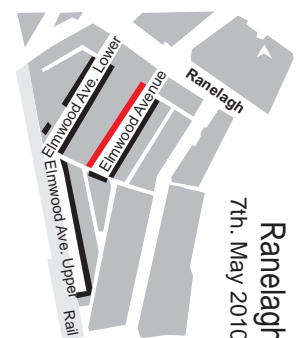
No.3

Elmpark Avenue



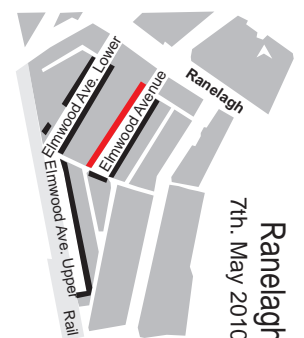
No.4

Elmpark Avenue



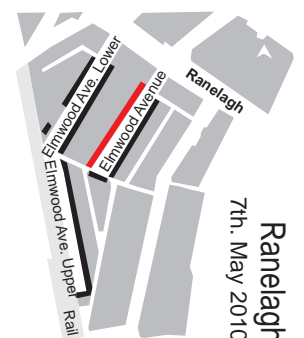
No.5

Elmpark Avenue



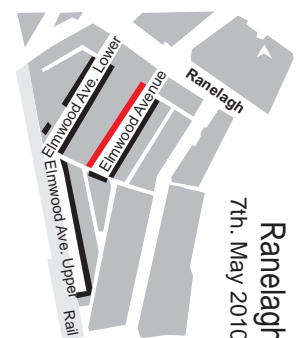
No.6

Elmpark Avenue



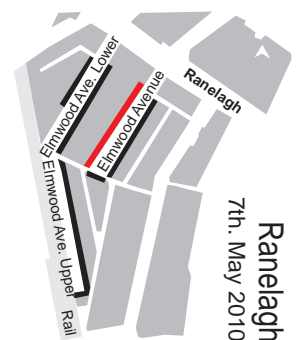
No.7

Elmpark Avenue



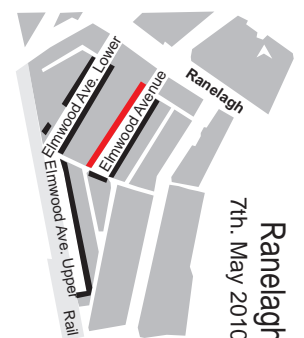
No.8

Elmpark Avenue



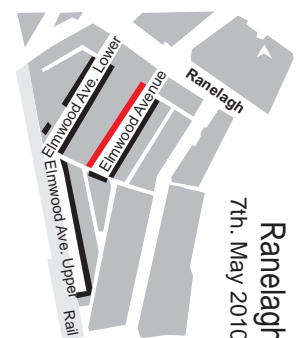
No.9

Elmpark Avenue



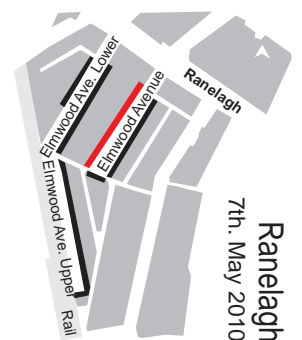
No.10

Elmpark Avenue



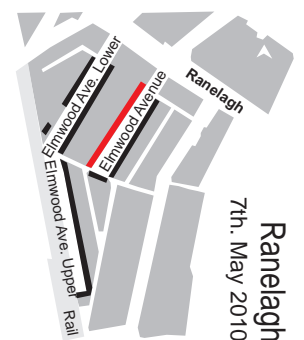
No.11

Elmpark Avenue



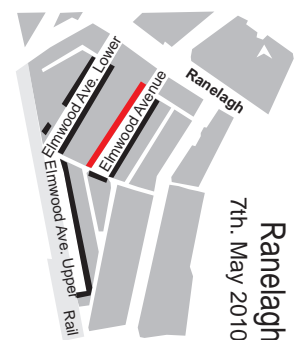
No.12

Elmpark Avenue



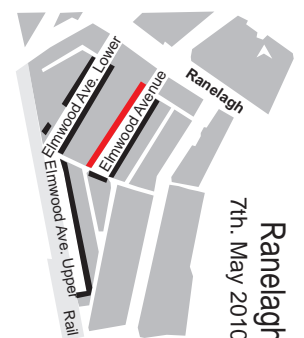
No.13

Elmpark Avenue



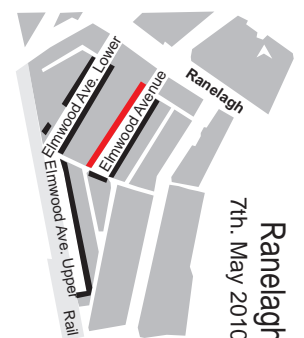
No.14

Elmpark Avenue



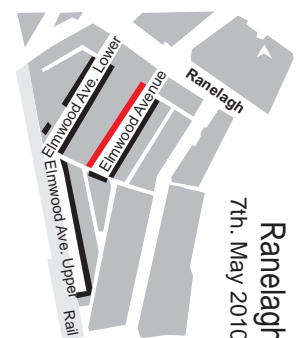
No.15

Elmpark Avenue



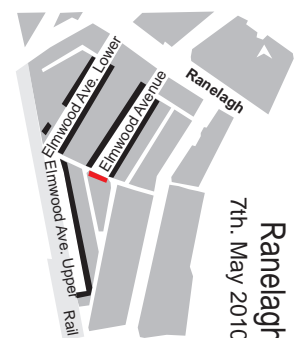
No.16

Elmpark Avenue



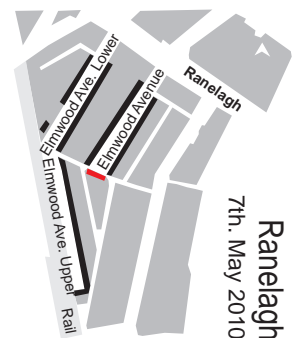
No.17

Elmpark Avenue



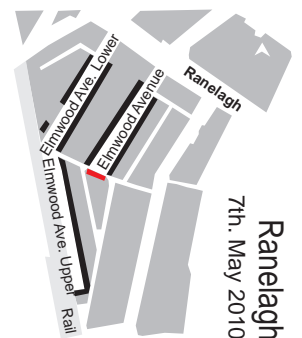
No.18

Elmpark Avenue



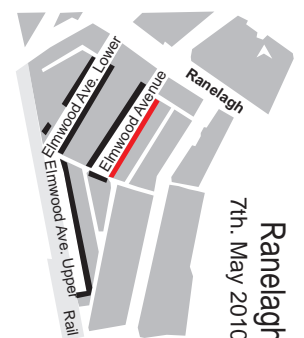
No.19

Elmpark Avenue



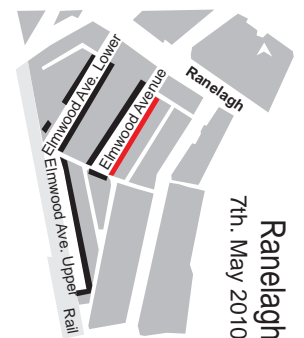
No.20

Elmpark Avenue



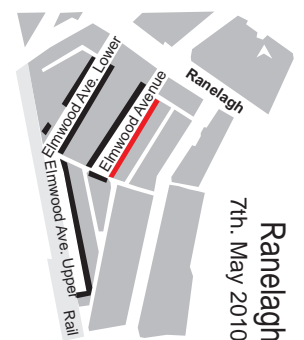
No.21

Elmpark Avenue



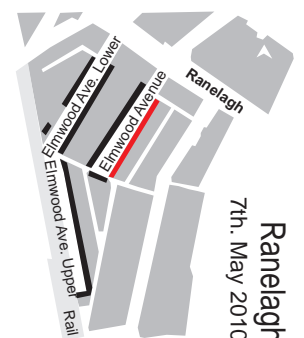
No.22

Elmpark Avenue



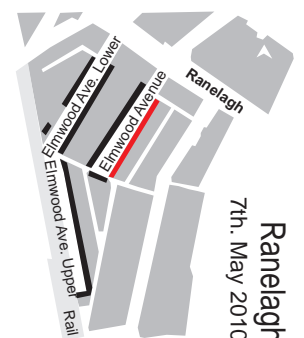
No.23

Elmpark Avenue



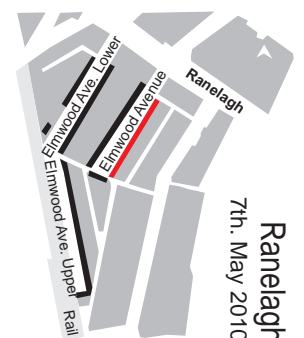
No.24

Elmpark Avenue



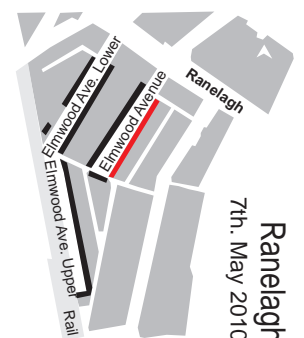
No.25

Elmpark Avenue



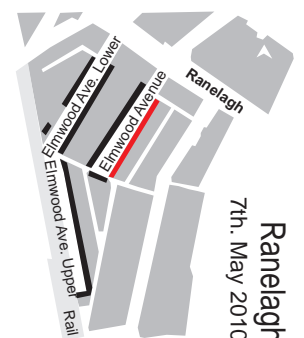
No.26

Elmpark Avenue



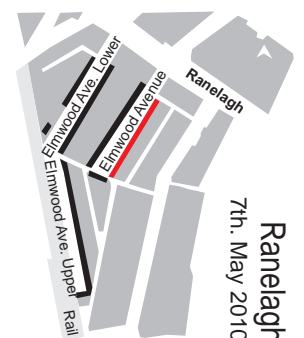
No.27

Elmpark Avenue



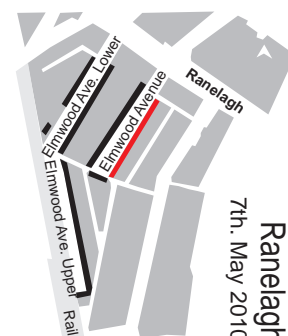
No.28

Elmpark Avenue



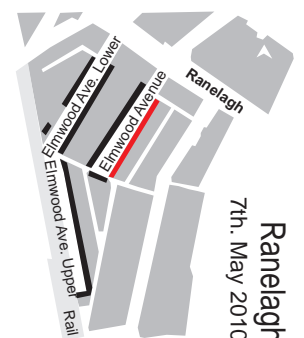
No.29

Elmpark Avenue



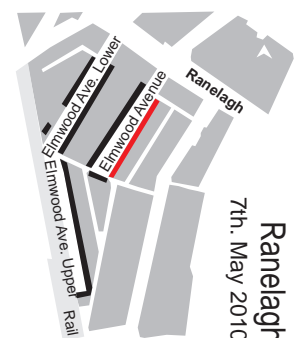
No.30

Elmpark Avenue



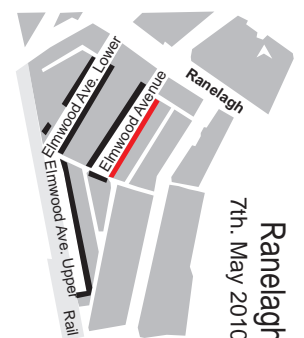
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Elmpark Avenue



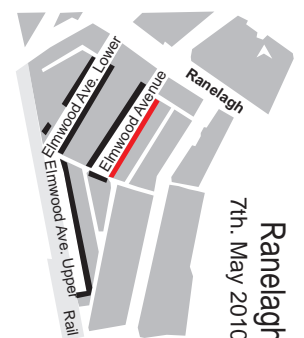
No.32

Elmpark Avenue



No.33

Elmpark Avenue



No.34

Elmpark Avenue

