

# BELMONT AVENUE/MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report

### Character Appraisal and Policy Framework



## **Architectural Conservation Area Report: BELMONT AVENUE/MOUNT EDEN ROAD & ENVIRONS**

**Architectural Conservation Area Report Publication Date: 02.02.15**

**Architectural Conservation Area Report Amended Publication Date: 11.01.16**

**Status: Planning Policy Document**

**Hard copies available from:**

**Architectural Conservation Area Report,  
Department of Planning and Development,  
Dublin City Council,  
Civic Offices, Wood Quay,  
Dublin 8.**

**E-mail: [conservation@dublincity.ie](mailto:conservation@dublincity.ie)**

**Direct Tel: 01 2223926 / 01 2223927 / 01-2223090**

### **CONTENTS**

**1.0 Introduction & Location**

**2.0 Photographs**

**3.0 Historic Development**

**4.0 General Character**

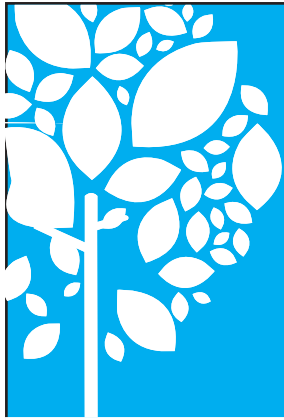
**5.0 Existing Designations**

**6.0 ACA Policy**

**7.0 General Objectives**

**8.0 Guidelines to Homeowners in Architectural Conservation Areas**

**Appendix A : List of Deletions from Dublin City  
Development Plan 2011-2017, Record  
of Protected Structures.**



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 1 Belmont Avenue/Mount Eden Road & Environs, Introduction & Location

#### 1.1 Introduction

The Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area was adopted by Dublin City Council on the 2nd of February 2015, by way of Variation (No. 24) to the Dublin City Development Plan 2011 – 2017, subject to the inclusion of 113 and 115 Morehampton Road. Numbers 113 and 115 Morehampton Road were subsequently included in the Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area by way of Variation (No. 27) to the Dublin City Development Plan 2011 – 2017. This variation was adopted by Dublin City Council on the 11th of January 2016.

Dublin's distinctive character is based on its topography, its architectural heritage and the unique form of its historic development. Compiling a record of historic structures and designating Architectural Conservation Areas (ACAs) are the means by which Dublin City Council fulfils its duty in the protection and enhancement of this heritage. Conservation Area character appraisals provide a detailed assessment of the essential character of the ACA. Its principal purpose is to define the key elements, essential features and special quality in order to reinforce the Dublin City Council's policy objectives of promoting, protecting and enhancing its environment.

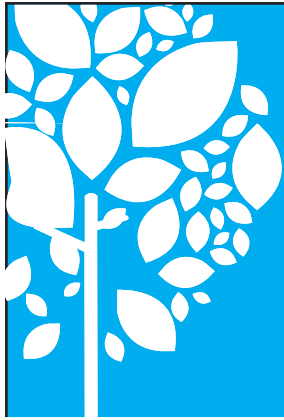
Dublin City Council has designated a number of Architectural Conservation Areas within the city in accordance with Objective FCO32 and Appendix 11 of the 2011-2017 Dublin City Development Plan. The boundary of the Belmont Avenue/Mount Eden Road Architectural Conservation Area is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. The avoidance of unnecessarily detailed controls over householders whilst en-

suring that any new development will accord with the areas special architectural or historic interest is the primary objective of the Architectural Conservation Area. Planning permission for development proposals within or adjacent to an Architectural Conservation Area will be granted provided that they preserve or enhance the character or appearance of the ACA.

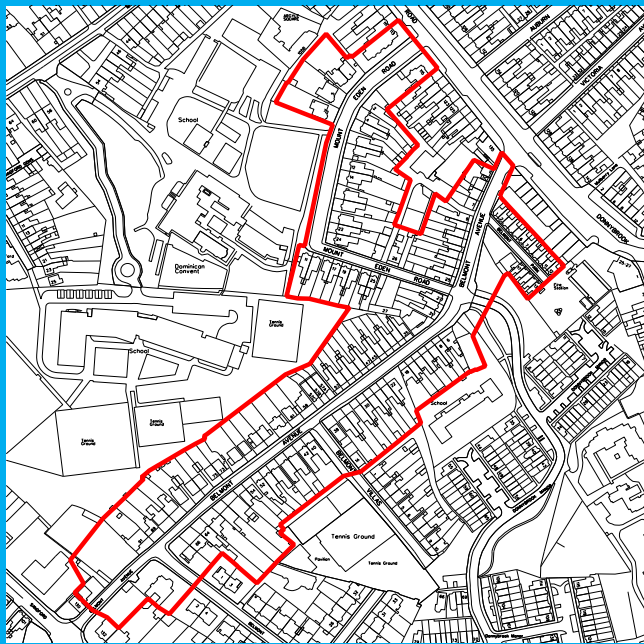
#### 1.2 Location

The Belmont Avenue/Mount Eden Road Architectural Conservation Area is located four kilometres south east of the city centre, adjacent to the shopping area of Donnybrook. It comprises Belmont Avenue, Mount Eden Road, Belmont Park and two houses No's 113 & 115, situated at the corner of Mount Eden Road and Morehampton Road. The ACA is centered on Belmont Avenue and Mount Eden Road and includes the short Belmont Park terraces. The area is bounded by terraced housing on Morehampton Road and Madigan's public house to the east and stretches to Belmont Park on its western extremity. It includes some more recent buildings which generally follow the established pattern in terms of heights, massing and materials. It does not include the institutional lands adjacent to the boundary of Mount Eden Road.

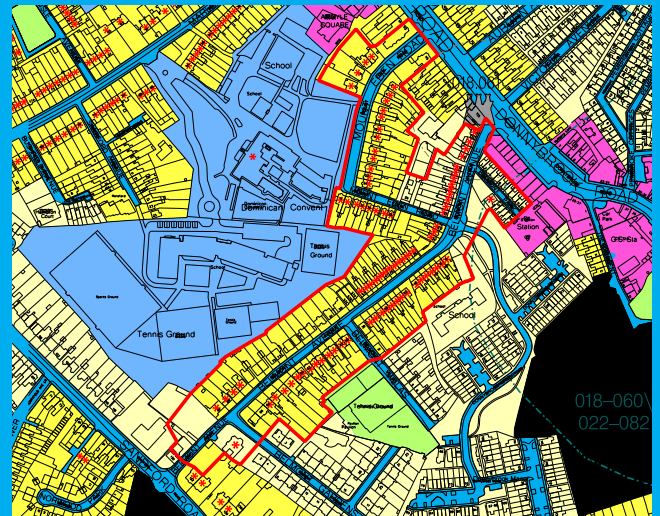


# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report

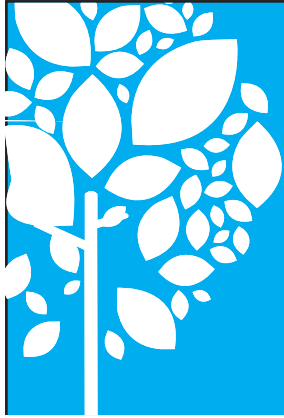


Map 1: Site location map showing boundary of Architectural Conservation Area in red



Map 2: Zoning map showing boundary of Architectural Conservation Area

Zone Z1	To protect, provide and improve residential amenities	
Zone Z2	To protect and/or improve the amenities of residential conservation areas	
Zone Z4	To provide for and improve mixed services facilities	
Zone Z9	To preserve, provide and improve recreational amenity and open space & green networks	
Zone Z15	To provide for institutional, educational, recreational, community, green infrastructure & health uses	



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 2 Photographs

#### Belmont Avenue



Northern end of Belmont Avenue



2 Belmont Avenue, protected structure



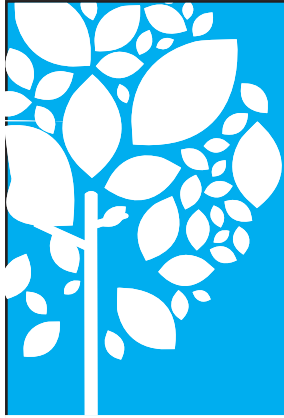
Red brick terraced housing on Belmont Road



Further examples of red brick terraced housing on Belmont Avenue



Mix of house types



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



Belmont House, protected structure built circa 1720



Mid 20th century housing on Belmont Avenue.



Late 20th century housing on Belmont Avenue

### Mount Eden Road



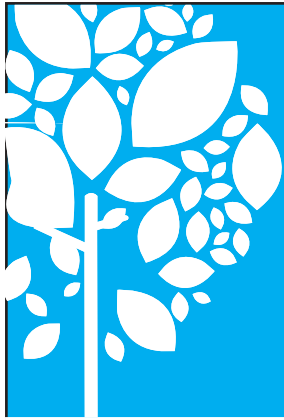
View west of south end of Mount Eden Road.



View north along Mount Eden Road.



View of house on Mount Eden Road.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



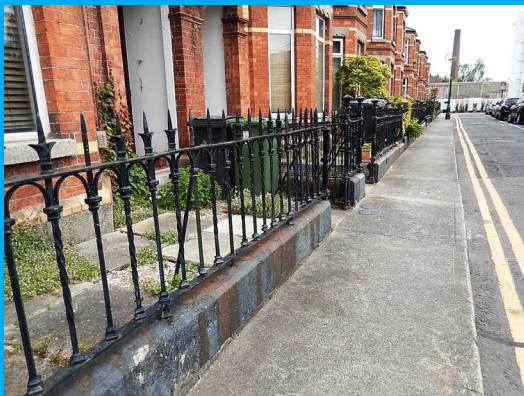
Red brick houses on Mount Eden Road.



### Belmont Park



View east of Belmont Park.



Typical railing detail on Belmont Park.

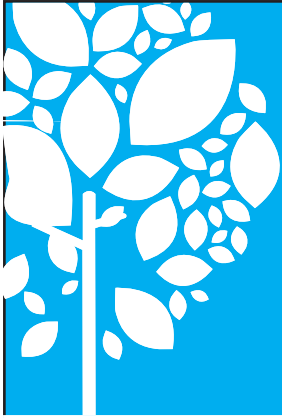


Ground floor detail of house at Belmont Park.

### Morehampton Road



View of 115 Morehampton Road.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 3 Historic Development

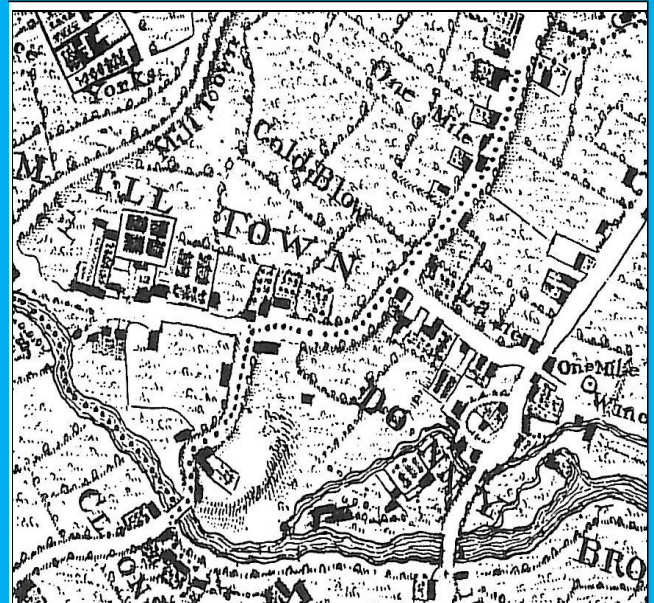
Belmont Avenue was originally called Coldblow Lane as it provided a link from the Coldblow House demesne to the village of Donnybrook. Rocque's Map of 1760 shows the lane with scattered houses, including Belmont House, built on the south side finishing at a crossroads one mile from St Stephen's Green. A nearby windmill provided a prominent landmark for the world renowned Fair of Donnybrook (established in 1204), infamous for its 'fighting, dancing, love-making and drollery and so long associated with the name and character of the Irish people' and closed up by Dublin Corporation in 1855 following complaints from residents.

Development of the area began with a cluster of houses at its western end, which can be seen on the 1837 OS Map. At the junction with Morehampton Road, houses are shown grouped around a courtyard and a short terrace has been built on the north side of the road. Extensive tree planting is seen on the south side of the road and are shown as orchards on the 1843 OS Map. Little further development has taken place at this time.

Donnybrook Road was one of the ancient roads linking Dublin with the rest of the country and initially ribbon development followed this road. Historically, there are close links between transport service and housing development and this area realized its potential as a comfortable residential suburb when, in the latter half of the nineteenth century, the opening of a convenient horse-drawn tram service between Donnybrook and Nelson's Pillar (1873) was established. Fresh air and space made it appealing to the newly emerging bourgeoisie and the 1860s saw a rapid growth in population and a sustained housing boom.

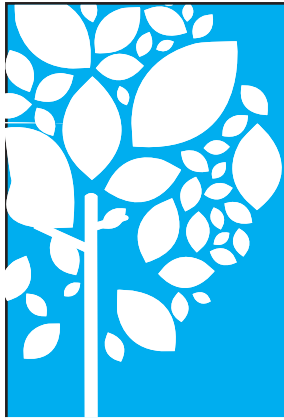
The earliest buildings on the street are located to the western end of Belmont Avenue in particular, Belmont House (circa 1720) which can be seen on the Rocque's Map. Stucco renderings and later interventions have altered, but not obscured, the early nineteenth century origins of adjacent houses on both sides of the avenue. During the 1890s, a slower pace of economic development affected the housing market and the

requirement for the larger house type, such as that seen on Morehampton Road, declined. Demand now came from clerks and public servants living on more modest incomes and this resulted in the construction of the red brick terraces and semi-detached houses, the prevalent housing type in the Belmont Avenue area. The standard bay window and ground floor entrance house, fronted with machine made red brick, was similar to those built all over the suburbs during this period. The area was developed post 1890 and the historic building is shown completed on the 1907 OS Map. In the 1920s, the numbering in the street changed.



Rocque's map 1760: Illustrates Coldblow Demesne and Lane



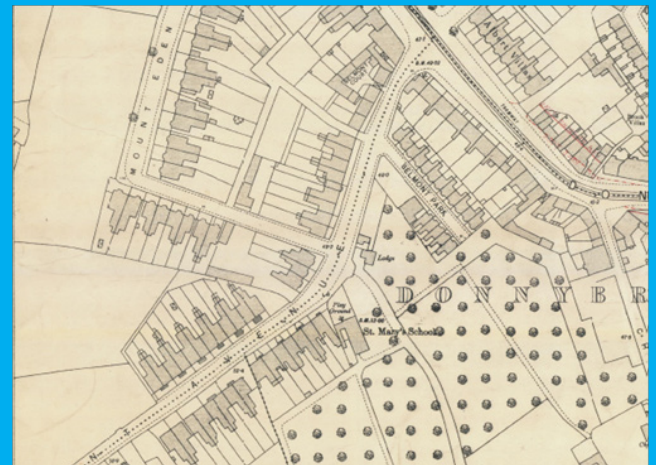


# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



Duncan's 1821 map showing Coldblow Lane with a number of structures along it.



1907 OS map showing further development along Belmont Avenue.

### 4 General Character

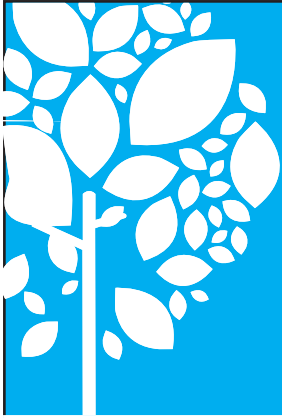
The area focuses on its core of late Victorian/Edwardian dwellings. The houses of Belmont Avenue are either arranged in terraces or semi-detached with a small number of detached and semi-detached earlier villa type houses located at its western end. Mount Eden Road has a different character with larger semi-detached houses and more generous plots enhanced with mature landscaping. An open space frames the imposing Dominican Convent on its western boundary. An attractive stone stable building enjoys a large plot set back from Mount Eden Road with brick dressings. The terraces of Belmont Park are more modest but nonetheless ornate.

The special architectural and historic interest that justifies the designation of Belmont Avenue/Mount Eden Road/Morehampton Road/Belmont Park as an Architectural Conservation Area is derived from the following features:

- It forms part of the surviving Victorian/Edwardian suburbs dating from the 1890s to the 1920s that characterize the development of the city outside the canal ring after the arrival of efficient public transport.
- The attractive scale, proportions and detailing is typical of late Victorian and Edwardian



1865 OS map showing the first of the terraces built and the extensive orchards.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



- architecture
- The strong visual quality of the terraced brick buildings and the rhythmic architectural pattern provide a homogenous and attractive built environment with eclectic detailing.
- The larger building plots combined with the trees and landscaping convey a spacious leafy character to Mount Eden Road.
- The ACA contains a number of significant buildings retained on the RPS due to their more unique architectural characteristics and earlier date of construction.
- The quality usage of historic building materials in the boundary treatments of the historic buildings, historic lamp posts and Victorian post box.

### *Building Pattern:*

Belmont Avenue follows an historic laneway that connected to two important city access routes. Belmont Park is a cul de sac of smaller terraced housing. Mount Eden Road has a right angled bend with a variety of terraces, modern mews buildings and more substantial semi-detached buildings and plots, including 113 and 115 Morehampton Road. The building pattern is diverse and has evolved with quite a dense grain and short front gardens.

### *Layout:*

Although this area was not actually part of the Pembroke Estate, its influence may be seen in the quality of the building materials and building layout. Much of the building was carried out in the late nineteenth century and early twentieth century. Coinciding with the advent of the tram, the houses did not require stabling and consequently could occupy much smaller plots than previously. Generally the houses are two storeys, terraced or semi-detached with less elaborate interiors than their 1860s predecessors. With small front gardens, the streets appears narrower and the developers did not provide an open space. The comparable scale, recurring features and character of the buildings lend homogeneity to the area but differing groups of buildings show an individuality of style related to their decorative features. In contrast to houses built twenty years

before, basements are less in evidence and the front entrance door is located at ground floor level.

### *Materials:*

Houses within the ACA display good examples of decorative brick detailing and contrasting coloured brick which emphasises features of their design. Their architectural features include classical detailing, bay windows, timber sash windows, parapets, eaves detailing, decorative string courses, doors within arched openings, porches, dormer windows, decorative barge boards, cast and wrought iron railings and gates. Party walls extend above the roof pitch between houses.

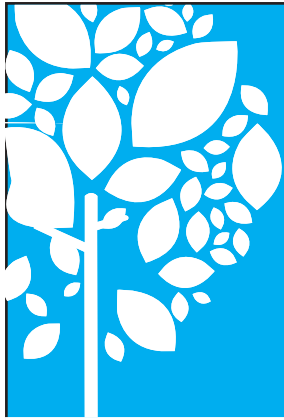
The generously sized window pattern, evident in most of the buildings in this area, were facilitated in 1840 by developments in the making of larger panes of 'plate' glass and by the abolition, in 1851, of a window tax. Consequently bay windows became fashionable and affordable and the interiors became brighter.

### *Landscape setting:*

The uniform proportions of groupings of houses and their front gardens create pleasing views from either side of the roadways within the conservation area. The view along Mount Eden Road terminates with the large buildings of the Dominican Convent forming a pleasing backdrop. The view along Belmont Park terminates in the prominent laundry chimney of the Magdalene Laundry.

The open space in the area primarily belongs to institutional uses. Otherwise, front gardens and the entrance to Donnybrook Manor provide the landscaped areas enjoyed by the houses on Belmont Avenue. Trees are planted either side of the road on the footpath.

There is considerable mature planting with trees and hedges lending a green and special quality to the semi-detached houses on Mount Eden Road. Hedges and shrubs of individual gardens soften the edges of Belmont Avenue which is also punctuated with trees on the footpaths. There are areas of open landscaped space to the west edge of Mount Eden Road and less significantly south of Belmont Avenue at the entrance to Donnybrook Manor.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



Trees, in particular, add significantly to the character of an area and any proposals for alterations or enhancements will need to be carefully considered in terms of impact to landscape.

### *Street furniture:*

Belmont Avenue has fine examples of Dublin Corporation's early gas lamp standards, circa 1925, which should be retained as they significantly add to the character of the ACA and are relatively rare. A Victorian cast iron post box is located in the wall adjacent to the school entrance on Belmont Avenue. There are good examples of both cast and wrought iron railings within the Architectural Conservation Area and these enhance both the individual buildings and the streetscape.

## 5 Existing Designations

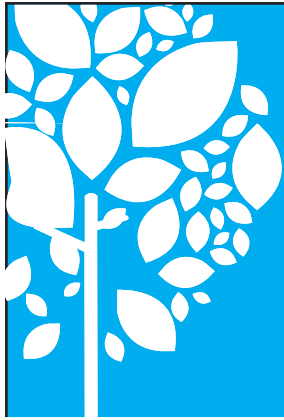
**Zoning:** The area is zoned Z1: To protect, provide and improve residential amenities and Z2: To protect and/or improve amenities of residential conservation areas.

Objective FCO32 of the 2011-2017 Dublin City Development Plan seeks: To designate additional Architectural Conservation Areas, including residential, suburban areas of the city with the specific objective of reducing buildings in these areas which are listed on the Record of Protected Structures, as appropriate. (Any buildings selected for deletion from the RPS will be of local rather than of regional significance. These ACAs will protect primarily the front facades and streetscape character and will remove the protected structure status of such buildings).

In accordance with the Dublin City Development Plan objective FCO32 the City Council deleted 76 No. (see Appendix A) structures from the Record of Protected Structures in February and April 2015. A number of structures of special interest, exemplifying more distinct examples of their period within the ACA are retained on the Record of Protected Structures, these are: numbers 2, 58, 60, 62, 64, 70, 85, 87, 89 and 91 Belmont Avenue. The most significant of these is Belmont House, No. 70 Belmont Avenue, a detached three-bay, two-storey over basement house, built circa 1720.

## 6 ACA Policy

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



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



## 7 General Objectives

### 7.1 Introduction

Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. The avoidance of unnecessarily detailed controls over householders whilst ensuring that any new development will accord with the areas special architectural or historic interest is the primary objective of the Architectural Conservation Area. Planning permission for development proposals within or adjacent to an Architectural Conservation Area will be granted provided that they preserve or enhance the character or appearance of the ACA.

### 7.2 Problems & Pressures

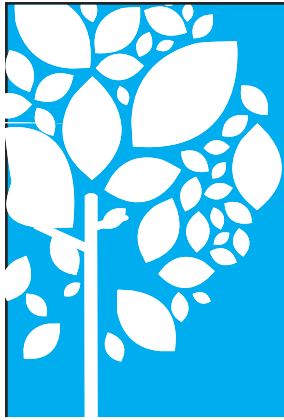
In this historic setting, the main issues and pressure for development concern:

- Infill or backland development which can have an adverse impact on the unity and harmony of the existing development. Newer development can result in the erosion of the area's character with over sized extensions or infill development which do not match the quality of the Victorian or Edwardian building in terms of scale, materials, proportions or detailing.
- The use of small front gardens to provide for car parking results in the loss of one of the area's most positive characteristics – its leafy, spacious quality. The loss of front boundary treatments and soft landscaping for car parking degrades the character of the streetscape and buildings.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular, the use of double glazing, uPVC window and door frames and satellite dishes erode the architectural character and appearance of the buildings.

- Bin storage, necessitated by subdivided units leads to a deterioration of visual appearance.
- Porches, extensions, roof alterations which have an impact on the frontages of buildings in the area and an adverse impact on its character.

### 7.3 List of Objectives

- To encourage the retention of original materials and features such as roof coverings, walls/renders, windows, doors, railings, trees and other significant features of historic buildings and landscape features within the ACA.
- 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.
- To encourage the reinstatement of original features (see Section 8.3 for details).
- To encourage the removal of redundant modern signage which detract from the visual quality of the public realm.
- Dublin City Council will endeavor to ensure that works to the public domain, such as works of environmental improvement, or of utilities improvements, are of the highest standards and do not detract from, nor add clutter to, the character of the area.
- Dublin City Council will seek to ensure that any surviving historic streetscape features such as historic public lighting, granite kerbstones and stone setts in the public realm will be retained.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 8 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

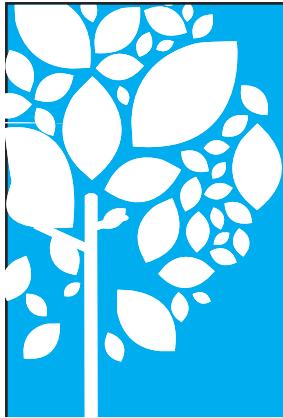
Alterations that would be considered to materially affect the character of the ACA would require permission. The works set out in Classes 5 and 7 of the Planning and Development Regulations 2001 are not exempted development.

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 2001 are exempted development and do not require planning permission.

Where works are proposed to the late 20th century and early 21st century buildings within the ACA, Section 4 (1) (h) still applies in that the following shall be exempted developments: *development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.*

### Planning and Development Regulations 2001-2010

<b>Class 5</b>	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.
<b>Class 7</b>	The construction or erection of a porch outside any external door of a house.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 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.

acter of an area. Historic roof materials and features such as chimneystacks, chimneypots, natural slates, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and should be retained. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials



#### Roofs

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.

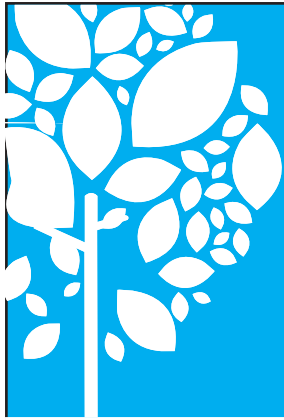
The roof is often an important feature of a historic building that can make a significant contribution to the char-

acter of an area. Historic roof materials and features such as chimneystacks, chimneypots, natural slates, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and should be retained. The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials

are replaced, it is important that as much as possible of the original material is re-used. Replacement materials should respect the design and material of the original and the age and character of the building and/or the area. Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning.

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



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### Walls

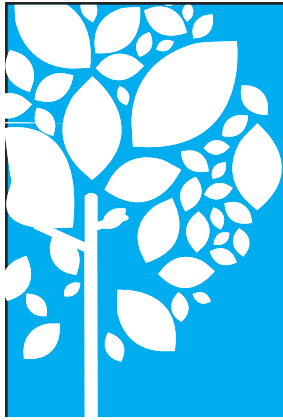


Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless 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.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 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.

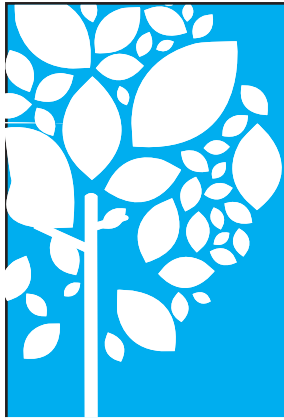
Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window.

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 windows where appropriate, to match the original samples which survive in each terrace all to have a painted finish.	Installation of inappropriate 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.





# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### Fascias

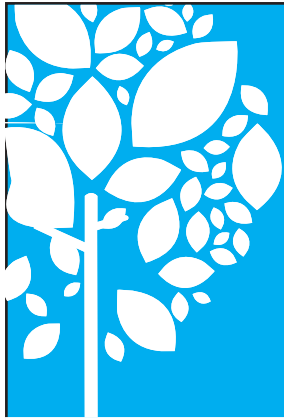


Features such as timber bargeboards and fascias should be preserved and, if replacement becomes necessary, it should replicate the design and material of those original to the building.



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.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



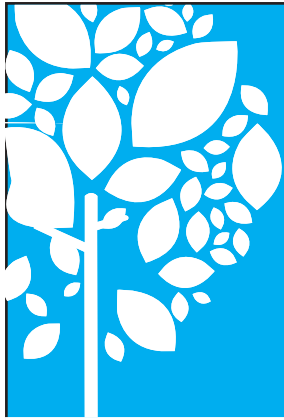
### Rainwater goods



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.

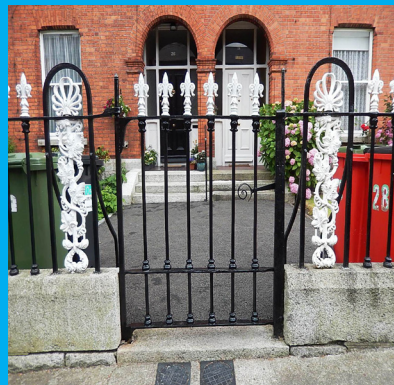
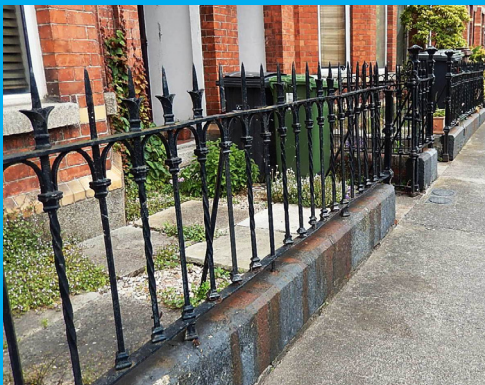


# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### Boundary walls and railings

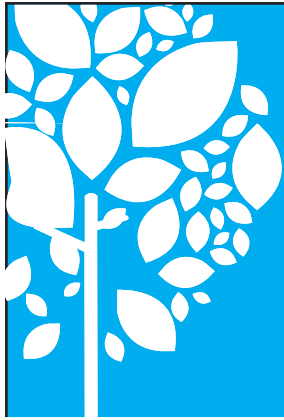


Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time will be detrimental to the overall character of the area. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinth 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.

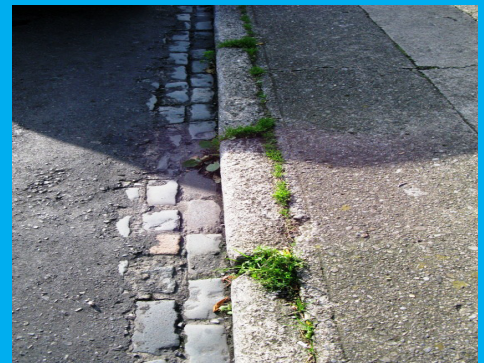
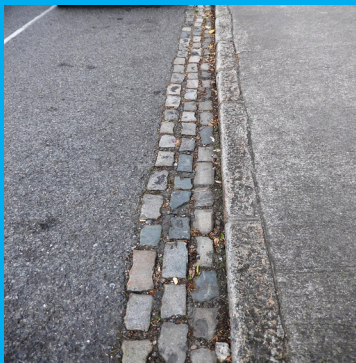


# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



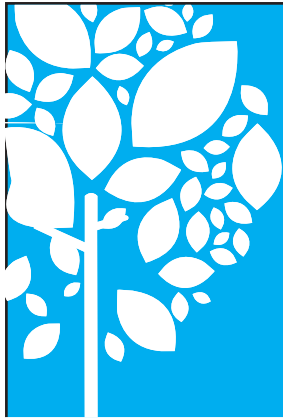
### Historic Kerbing and Paving



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

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

The Department of Arts, Heritage and the Gaeltacht Advice Series publications on Paving: The Conservation of Historic Ground Surfaces (2015) provides useful advice and guidance on such works and should be consulted.



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### 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.

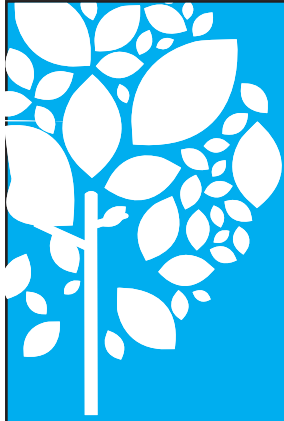
Natural features such as trees, hedges or landscaping that contribute to the character of the ACA should be

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.

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

The Department of 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.

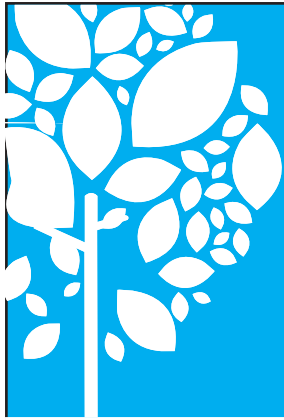


# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

Architectural Conservation Area Report



## **Appendix A : List of Deletions from Dublin City Development Plan 2011-2017, Record of Protected Structures.**



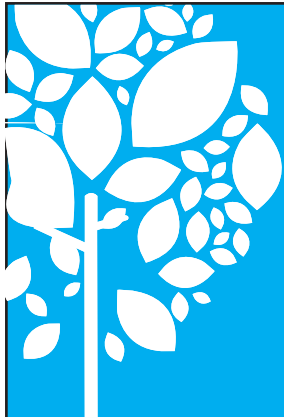
# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### List of Deletions from Dublin City Development Plan 2011-2017 RPS

Ref	Address	Description
614	1 Belmont Avenue, Dublin 4	House. Exterior of building protected only
616	3 Belmont Avenue, Dublin 4	House. Exterior of building protected only
617	5 Belmont Avenue, Dublin 4	House. Exterior of building protected only
618	6 Belmont Avenue, Dublin 4	House. Exterior of building protected only
619	7 Belmont Avenue, Dublin 4	House. Exterior of building protected only
620	8 Belmont Avenue, Dublin 4	House. Exterior of building protected only
621	9 Belmont Avenue, Dublin 4	House. Exterior of building protected only
622	10 Belmont Avenue, Dublin 4	House. Exterior of building protected only
623	11 Belmont Avenue, Dublin 4	House. Exterior of building protected only
624	12 Belmont Avenue, Dublin 4	House. Exterior of building protected only
625	13 Belmont Avenue, Dublin 4	House. Exterior of building protected only
626	14 Belmont Avenue, Dublin 4	House. Exterior of building protected only
627	15 Belmont Avenue, Dublin 4	House. Exterior of building protected only
628	16 Belmont Avenue, Dublin 4	House. Exterior of building protected only
629	17 Belmont Avenue, Dublin 4	House. Exterior of building protected only
630	18 Belmont Avenue, Dublin 4	House. Exterior of building protected only
631	19 Belmont Avenue, Dublin 4	House. Exterior of building protected only
632	21 Belmont Avenue, Dublin 4	House. Exterior of building protected only
633	22 Belmont Avenue, Dublin 4	House. Exterior of building protected only
634	23 Belmont Avenue, Dublin 4	House
635	24 Belmont Avenue, Dublin 4	House. Exterior of building protected only
636	25 Belmont Avenue, Dublin 4	House. Exterior of building protected only
637	26 Belmont Avenue, Dublin 4	House. Exterior of building protected only
638	27 Belmont Avenue, Dublin 4	House. Exterior of building protected only
639	28 Belmont Avenue, Dublin 4	House. Exterior of building protected only
640	29 Belmont Avenue, Dublin 4	House. Exterior of building protected only
641	30 Belmont Avenue, Dublin 4	House. Exterior of building protected only
642	31 Belmont Avenue, Dublin 4	House. Exterior of building protected only
643	32 Belmont Avenue, Dublin 4	House. Exterior of building protected only
644	34 Belmont Avenue, Dublin 4	House. Exterior of building protected only
645	35 Belmont Avenue, Dublin 4	House. Exterior of building protected only
646	36 Belmont Avenue, Dublin 4	House. Exterior of building protected only
647	37 Belmont Avenue, Dublin 4	House. Exterior of building protected only
648	39 Belmont Avenue, Dublin 4	House. Exterior of building protected only
649	40 Belmont Avenue, Dublin 4	House. Exterior of building protected only
650	41 Belmont Avenue, Dublin 4	House. Exterior of building protected only
651	42 Belmont Avenue, Dublin 4	House. Exterior of building protected only
652	43 Belmont Avenue, Dublin 4	House. Exterior of building protected only
653	44 Belmont Avenue, Dublin 4	House. Exterior of building protected only
654	45 Belmont Avenue, Dublin 4	House. Exterior of building protected only
655	46 Belmont Avenue, Dublin 4	House. Exterior of building protected only.
656	47 Belmont Avenue, Dublin 4	House. Exterior of building protected only



# BELMONT AVENUE MOUNT EDEN ROAD & ENVIRONS

## Architectural Conservation Area Report



### List of Deletions from Dublin City Development Plan 2011-2017 RPS

Ref	Address	Description
657	48 Belmont Avenue, Dublin 4	House. Exterior of building protected only
658	49 Belmont Avenue, Dublin 4	House. Exterior of building protected only
659	50 Belmont Avenue, Dublin 4	House. Exterior of building protected only
660	51 Belmont Avenue, Dublin 4	House. Exterior of building protected only
661	52 Belmont Avenue, Dublin 4	House. Exterior of building protected only
662	53 Belmont Avenue, Dublin 4	House. Exterior of building protected only
663	54 Belmont Avenue, Dublin 4	House. Exterior of building protected only
664	55 Belmont Avenue, Dublin 4	House. Exterior of building protected only
665	56 Belmont Avenue, Dublin 4	House. Exterior of building protected only
666	57 Belmont Avenue, Dublin 4	House. Exterior of building protected only
5388	1 Mount Eden Road, Dublin 4	Exterior of building protected only
5389	2 Mount Eden Road, Dublin 4	Exterior of building protected only
5390	3 Mount Eden Road, Dublin 4	Exterior of building protected only
5391	4 Mount Eden Road, Dublin 4	Exterior of building protected only
5392	5 Mount Eden Road, Dublin 4	Exterior of building protected only
5393	6 Mount Eden Road, Dublin 4	Exterior of building protected only
5394	7 Mount Eden Road, Dublin 4	Exterior of building protected only
5395	8 Mount Eden Road, Dublin 4	Exterior of building protected only
5396	10 Mount Eden Road, Dublin 4	Exterior of building protected only
5397	11 Mount Eden Road, Dublin 4	Exterior of building protected only
5398	12 Mount Eden Road, Dublin 4	Exterior of building protected only
5399	13 Mount Eden Road, Dublin 4	Exterior of building protected only
5400	14 Mount Eden Road, Dublin 4	Exterior of building protected only
5401	15 Mount Eden Road, Dublin 4	Exterior of building protected only
5402	16 Mount Eden Road, Dublin 4	Exterior of building protected only
5403	17 Mount Eden Road, Dublin 4	Exterior of building protected only
5404	18 Mount Eden Road, Dublin 4	Exterior of building protected only
5405	19 Mount Eden Road, Dublin 4	Exterior of building protected only
5406	20 Mount Eden Road, Dublin 4	Exterior of building protected only
5407	21 Mount Eden Road, Dublin 4	Exterior of building protected only
5408	22 Mount Eden Road, Dublin 4	Exterior of building protected only
5409	23 Mount Eden Road, Dublin 4	Exterior of building protected only
5410	24 Mount Eden Road, Dublin 4	Exterior of building protected only
5411	25 Mount Eden Road, Dublin 4	Exterior of building protected only