

CHAPELIZOD AND ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



CHAPELIZOD AND ENVIRONS

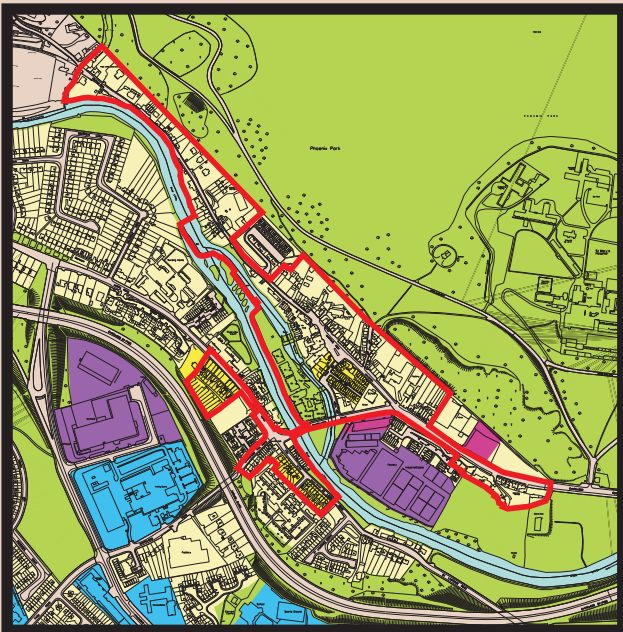
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1.0 INTRODUCTION/LOCATION

Chapelizod is located due west of Dublin City Centre on the River Liffey, approximately 6km from the city centre. The river follows a serpentine route between the sloping hills, which rise steeply in the vicinity of the village with mature trees along its banks and woods on the higher ground of the Phoenix Park. It is an area of considerable scenic beauty.

Chapelizod is a significant nucleus of a village with outlying houses that has developed slowly over time, being added to and redeveloped in response to the pressures of the changing times. The village is simple in layout with its church and medieval tower having housing clustered around it, a wedge-shaped square lined with tall eighteenth and later nineteenth and twentieth century buildings and terraced streets and laneways. It retains its footprint, narrow plot widths, the profile and facades of its eighteenth and nineteenth century buildings all of which contribute to its eclectic character. The built heritage of Chapelizod does not comprise one single item but rather a series of spaces, structures and elements.



Boundary of the ACA (Outlined In Red)

Extract from Dublin City Council Development Plan Zoning Map
2005-2011

Unlike the Georgian squares and Victorian suburbs of Dublin City, Chapelizod has an informality and organic morphology. It possesses a great range of buildings and building styles. The relationship of the settlement with the adjacent Phoenix Park heightens the distinctiveness of the area.

As part of an initiative to retain this setting and to protect and enhance its unique character, Dublin City Council is proposing to designate the historic core of Chapelizod as an Architectural Conservation Area. The boundaries of the ACA are delineated on the map above.

The Architectural Conservation Area is an additional enhancement to the protection afforded to the area through zoning, the large number of protected structures in Chapelizod (see 6.0 for further details). In addition, the Phoenix Park Wall is defined as a National Monument under section 2 of the National Monuments Act (1930).

2.0 HISTORICAL CONTEXT

The origins of Chapelizod as an urban settlement can be traced back to early medieval times. Indeed its strategic location as a fording point over the River Liffey would have made the area the focus for settlement since the prehistoric period.

The present-day built environment of Chapelizod has its origin in the late seventeenth century and the activities of the Duke of Ormond. The Duke was appointed Viceroy of Ireland in 1662. Soon after his arrival in Dublin, he set about planning for the creation of what became the Phoenix Park. At the same time, the Duke was presented with an estimate for 'making one new bridge at Chappell Izard'. As a result of Ormonde's recommendation, the bleaching yard for Leinster was established at Chapelizod and the contract for the supply of linen to the army was given to a factory there. In 1681, a new wall was built on the northern edge of the road leading from Chapelizod to Dublin, thereby delineating the southern boundary of the Phoenix Park.

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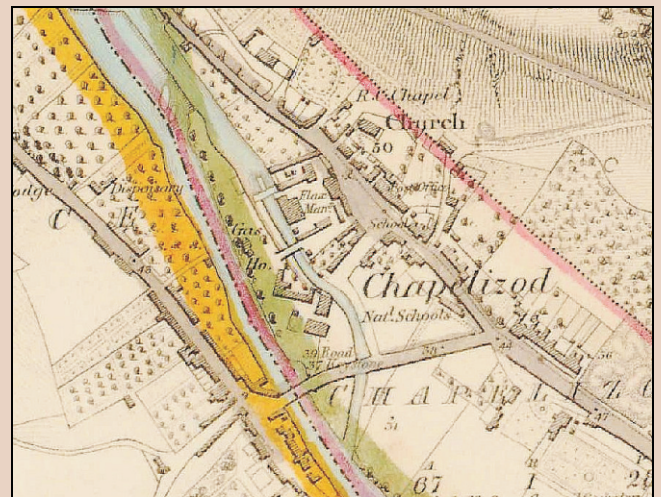
The physical development and expansion of Chapelizod was stunted by the Williamite Wars. In 1690, William of Orange spent several days in Chapelizod after the Battle of the Boyne. During his time at Chapelizod, he received petitions and redressed grievances. By 1691, the linen industry established by Duke of Ormond at Chapelizod had failed.

During the relative peace and prosperity of the eighteenth century a number of industries such as a woollen processing industry and a silk production mill were established in Chapelizod in order to replace the defunct linen manufactory. The village acted as a barracks for the Royal Irish Regiment of Artillery. At the end of the eighteenth century, the threat of a French invasion spurred the removal of the artillery from Chapelizod to Islandbridge; the latter becoming the Royal Artillery Barracks.

The census of 1831 records that there were then one hundred and ninety-four families living in Chapelizod, providing a population of 1,030 persons. A high percentage of families were chiefly employed in trade, manufacturing and handicraft. The population in Chapelizod remained stable during the mid-nineteenth century so that in 1881 the population was 1,058.

In 1837, Lewis's Topographical Dictionary of Ireland described Chapelizod as being 'chiefly remarkable for the beautiful scenery in its vicinity, especially along the banks of the Liffey, towards Lucan, and for the extensive strawberry beds which are spread over the northern side of the vale.' The 1837 Ordnance Survey map is the first historic map to show the village pattern very clearly. The church with its narrow street leading to it, the wedge-shaped village 'square', lined with houses forming a dense grain with houses opening directly off the footpath. The map also shows a large flax mill, with the mill race with sluice gates and bridge to the mill on the island. At this time, the Roman Catholic Church was a small building located close to the Church of Ireland Church in the village. A new Catholic Church was built in 1845.

It has a more prominent position but on the eastern extremity of the village; the church demonstrates the growing confidence and wealth of Catholics following Catholic Emancipation.



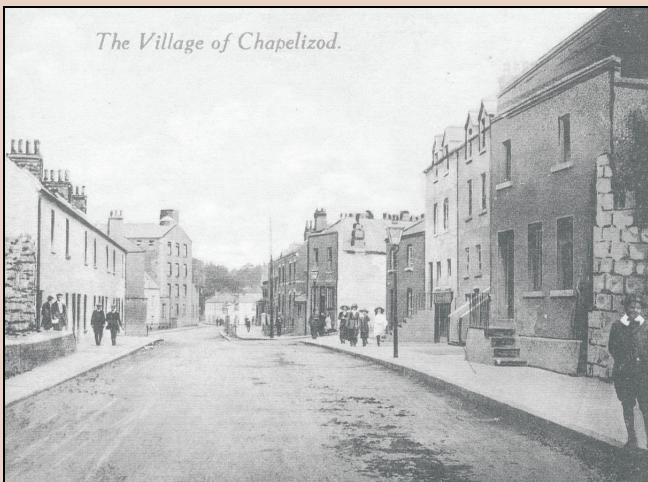
Extract from first edition Ordnance Survey (surveyed 1837, published 1844)

The Hibernian Society had set up a school for maintaining and educating the orphans and children of soldiers in Ireland in the Phoenix Park in 1766. In 1864 Alderman John Drummond bequeathed money for the provision of a separate school for the daughters of soldiers. The money was used to purchase and repair two private dwellings (twin houses) in a large garden overlooking the Liffey and the girls were moved from the Hibernian Military School to the new school on Mulberry Terrace in Chapelizod. This school, known as the Drummond School, was not State-aided. Both schools were transferred when the British Army vacated Ireland, the Drummond School going to Bray, the Hibernian School to the Isle of Wight. Both are now closed.

A major morphological development in the village was the construction of New Row in the 1850s and 1860s. These purpose-built, terraced, artisan dwellings were constructed by William Dargan, a local woollen mill owner, and were intended to house mill workers.

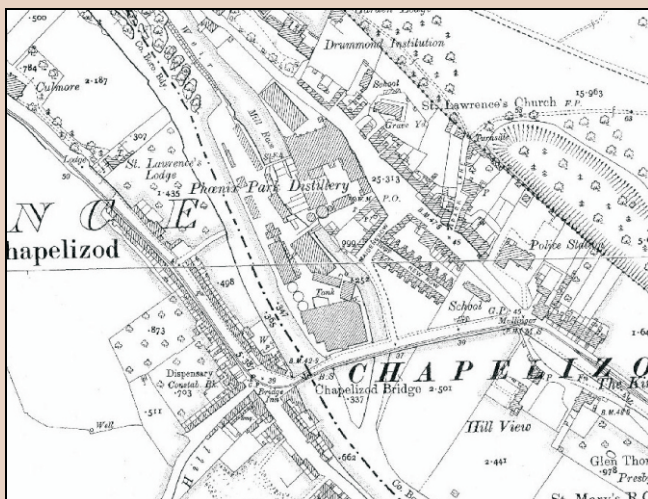
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View north westwards along Main Street, c. 1906

The period from 1880 to 1910 was one of little change to the historic core of the village; nonetheless some new buildings were constructed in Chapelizod during this period (including the Dublin Metropolitan Police Barracks built on lands adjoining Mullingar House). Other new buildings included Clayton Terrace on Laurence Road, St. Mary's Terrace adjoining Sunnybank on Knockmaroon Mill and houses adjoining The Drummond School. Along Martin's Row at least four new buildings were built on the sites of earlier structures.



Extract from 1907-1911 Ordnance Survey Map

The period from 1880 to 1910 the Tram Company, who later extended the line to Palmerstown. Eventually in 1883 the line to Lucan was opened. In 1900 the company changed over to electricity, and at the same time changed its name from 'Steam Tram' to 'Electric Railway'. The company survived until 1925. In 1928 a new service commenced which ran from O'Connell Street Bridge and was owned by Dublin United Tramway Company. The line closed in April 1940.

In the period between 1910 and 1920, there was an increase in the provision of local authority housing in Dublin. Chapelizod has its fair share of the high quality housing that was built by Dublin Corporation. St. Laurence's and Lucan Road is the area where the majority of these terraced and semi-detached houses, many with a distinct Arts and Crafts flavour, were built. The bulk of these houses were designed by Thomas Joseph Byrne, Architect with the South Dublin Rural District Council 1901-1919. He was responsible for the erection of hundreds of labourers' cottages in south County Dublin and was a pioneer of improved public housing in Ireland, stressing the importance of aspect and advocating the inclusion of a parlour in any plan. The buildings are reflective of the contemporary ideas regarding housing design and, in most instances; the new housing replaced earlier housing units. For the most part, the houses constructed during and immediately after the First World War were provided with front and back gardens. A good proportion of these houses were allocated to servicemen and their families.



Liffey Terrace built in 1913-1914 to a design by Thomas Joseph Byrne

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Terrace, c. 1915, St Laurence Road

From the late 1920s onwards, Chapelizod was to suffer on a number of levels. Firstly, with the creation of the Irish Free State, many of the servicemen living in the village departed for Britain and there was a consequent knock-on effect on the local economy. A further blow occurred with the demise of the Phoenix Park Distillery during the 1920s. In 1940, with the closure of the tramline that connected Chapelizod to the city centre and the economic hardship associated with the Second World War, the village was to enter a cycle of decline and dereliction that has left a physical impression on the built heritage of the village. While the village and its environs were to witness large-scale suburban growth in the 1960s and 1970s as a result of the greater availability of the private car, such growth provided little stimulus for economic and commercial regeneration in the historic core of the village.



Granite houses on Lucan Road

In recent decades, the traditional rural setting of the village has been eroded. While large housing schemes have been built to the south of the village, new apartment complexes have replaced the nineteenth century industrial complexes and the site of the King's Hall. A hugely significant intervention in the physical form of the settlement was the creation of the new Chapelizod by-pass motorway. This roadway has become a boundary to the south of the village to the same extent that the Phoenix Park has been to the north of the village for over three centuries.



"The Island" apartment complex built on former distillery and mill site.

3.0 DESCRIPTION AND CHARACTER APPRAISAL

The village developed on the north bank of the river beside an ancient ford, which crossed between two ancient routes west out of the city. Its buildings are two, three and even four storeys in height and they generally retain their narrow plot widths. They are clustered around the ancient church with a narrow laneway leading to it and the through road which widens to form a wedged shaped village 'square' with its houses, pub and a couple of shops surrounding it. The village character is formed by its ancient pattern and varied building types mostly dating from the eighteenth and nineteenth century. Two buildings of note that form landmarks are the Church of Ireland with its ancient tower and the Catholic Church in its prominent position at the eastern entrance to the village. The north side of the square has retained more of its historic buildings with the south side, which contained the distillery and mills, re-developed for modern apartments.

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The village square, which may have been the original market square, is a distinctive feature with its surrounding buildings all of which originally opened directly off the footpath. The pattern created by the square, the narrow plot widths and their relationship to the ancient church and the narrow laneways leading to it is also distinctive. The narrow streets of Maiden's Row, New Row and their terraces of two storey houses are also important features. The buildings, the majority of which date from the eighteenth and nineteenth century, form an eclectic mix are also a distinctive feature of Chapelizod.



View from west side of newly refurbished square to east side of Martin's Row.

There are fine views of Chapelizod and its setting from the higher ground of the Phoenix Park to the north and the motorway by-pass to the south. There is also a fine view of the Liffey Valley from the approach road north of the Liffey from the east. Within the village the Catholic Church dramatically closes the vista as one looks across the square from the west. The view from the village to the west, in the direction of the Strawberry Beds, is of a narrow rural road winding through the wooded valley following the undulating line of the river creating a scene that appears to be unchanged by time and, consequently it is of great beauty.

Chapelizod can be divided into three distinct architectural precincts each centred on a number of historic streets:

- Martin's Row/Main Street/Chapelizod Road
- Maiden's Row/New Row
- Saint Laurence's Road/Chapelizod Hill/Lucan Road

The boundaries of the Architectural Conservation Area were drawn up to reflect the historic core of the village and main historic approaches to the village.

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3.1 Martin's Row / Main Street/ Chapelizod Road and associated lanes

Located in a prominent position at a height above the river, the traditional commercial centre of Chapelizod is an elongated Y in plan-form. Martin's Row and Main Street are contiguous and constitute the main north-west-southeast artery through the village. The village square is effectively a widening of Martin's Row.



Sketch map indicating Martin's Row and Main Street and associated lanes



Martin's Row

It is a ubiquitous trait of urban settlement that natural meeting places have developed into distinctive precincts, designated points for exchange. In this respect, Martin's Row is reminiscent of a traditional market place or market-square.

Having undergone a recent programme of public realm improvements, the square is clearly legible as the principal public space in the village. It is also critically important in providing linkages with ancillary spaces such as Maiden's Row and the churchyard. On its eastern side, a series of terraces with houses and former retail premises of varying heights and periods form a strong edge with historic buildings retaining their narrow plot width and street footprint. The visual character of the square is defined on the northwest by a gradual narrowing of the space; an L-plan terrace of two-storey houses dominates the eastern side. The market square widens as one travels in a south-easterly direction. An industrial complex formerly dominated the southern side of the square. This complex has largely been demolished and new apartment complexes constructed on site. The layout, scale and massing of these complexes are somewhat evocative of the former mill structures.



New apartment and retail development on west side of Martin's Row. The development, known as "The Weir" occupies the site of the former distillery.

On the eastern side of the square, there is a rich and varied range of eighteenth-, nineteenth- and early-twentieth-century buildings. Generally the scale of the buildings is of three storeys. A particular feature of this side of the street is the fact that many of the buildings have front gardens (in a number of cases the enclosing walls have been removed and the gardens have been concreted over).

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House on Martin's Row with front garden and railings

In a village with a distinct paucity of shop fronts, No. 30 Martin's Row is a rare survivor. Its elevational treatment is distinctly nineteenth-century. It is a three-bay, three-storey terraced structure that has a simple fascia over the ground floor windows and stucco-architraves and entablatures to the windows on the first and second-floors.



Nos. 29 and 30, Martin's Row



No. 30, Martin's Row, shop front detail

There is a good cluster of gable-fronted early twentieth-century buildings that are treated in red brick and enriched with granite sills and lintels. This side of the street is softened by a row of mature deciduous trees that line the edge of the road carriageway. Given the range of period buildings on Martin's Row there is no typical elevation treatment. There are examples of houses with simple, clear construction using stone and render walls and generally using timber sash windows. Unfortunately there has been a marked preference for uPVC window replacements.



Nos. 31-33, Martin's Row

Martin's Row extends northwestwards beyond the square and features an early nineteenth century L-plan terrace of two-storey artisan dwellings known as Mulberry Terrace.

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Mulberry Terrace

Beyond this, and marking the northwestern limits of Chapelizod village, is a mixed terrace of early to late eighteenth and nineteenth century dwellings including 34 Martin's Row. The latter is an impressive three-storey-over-basement townhouse, dating to c.1730, located in front of St Laurence's Church.

Running along Martin's Row to the base of Knockmaroon Hill, the variety of ages and styles of houses reflects the layers of development over the ages. There is a mixture of rural style vernacular cottages and two storey houses alongside gated country houses marking this as a historic approach into the main village. St Mary's Terrace is a fine red-bricked terrace of Victorian houses that were constructed on the orchard of the adjoining Sunnybank. Many of the houses on the south side of the road overlook the river while the properties on the north side of Knockmaroon Hill are constrained by the ground rising up to the boundary of the Phoenix Park wall.



Two storey houses Martins Row



Cottages on Martin's Row



Former Army Band Hall



St Mary's Terrace

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Main Street extends in a southeasterly direction from the village square. Two- and three-storey dwellings bound the street on both sides. This street has the strongest concentration of eighteenth-century buildings in Chapelizod. Some of these properties are in a poor condition. 'Gamble's Buildings' are the remains of a terrace of early-eighteenth century two-storey-over-basement dwellings. Kelly's Shop (much altered externally) is the only one of these buildings that remains in a non-derelict condition. A notable feature of the other buildings in this terrace is the shared angle-fireplaces that, in the current ruinous condition, have the appearance of a truncated tower. To the east of this property is a large walled garden that fronts the Lions Club premises (the former Dublin Metropolitan Police Barracks). Opposite this fine stone-built wall is the National School, a late twentieth-century building of limited architectural merit. At this point, the architectural character is distinct and separate from that of the village core.



St Patrick's National School, Main Street



Kelly's Shop, Gamble's Buildings, Main Street



Derelict house, Gamble's Buildings, Main Street



Former Dublin Metropolitan Police Barracks, Main Street

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The south-eastern approach to the village continues the mixture of building styles and undulations in the street line that characterises the remainder of the village. Mullingar Terrace incorporates its elevated position into the front gardens. Hibernian Terrace reflects the well-proportioned façade of a rural village terrace with railed front sites and decorative door cases. The single storey section of the terrace may have been constructed so in a deliberate attempt not to overshadow the view of the Roman Catholic Church on approaching the village from the city. Ashview House being set well back from the street reflects its early construction date as a country house on the approach to the historic village centre.



Two-storey section of Hibernian Terrace



Hibernian Terrace below the Roman Catholic Church



Presbytery on Chapelizod Road



Ash View on Chapelizod Road

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3.2 Maiden's Row / New Row



Sketch map indicating Maiden's Row and New Row

Maiden's Row is a short street with terraces of largely intact eighteenth and early-nineteenth century houses. The buildings are generally modest but due to the simple palette of materials, the regularity of the pattern of windows and doors, the alternating two, three and multiple bays, they form an historic character of considerable sophistication. There has been a loss of character due to render being removed from the walls of a number of houses and the windows and doors being replaced.



New Row is an example of a street of mid-nineteenth century workers housing provided by William Dargan, the owner of the local woollen mill in the 1850s. The houses have a rhythm of two bays in rendered walls with segmentally arched openings and also form an historic character of importance. Up to the 1960s, most of the houses were owned by McMahon estate and were rented to generations of tenants. By the 1990s, the majority of the houses was in private ownership and had undergone radical transformation. The loss of original windows and doors has taken from the character of the street. It is understood that this is a response to the need to provide more light to the interiors (i.e. due to the closeness of both terraces). There is pressure to install roof lights, to extend party walls into the attic space and to extend the buildings to the rear.



New Row



Rear of New Row: Note extensions

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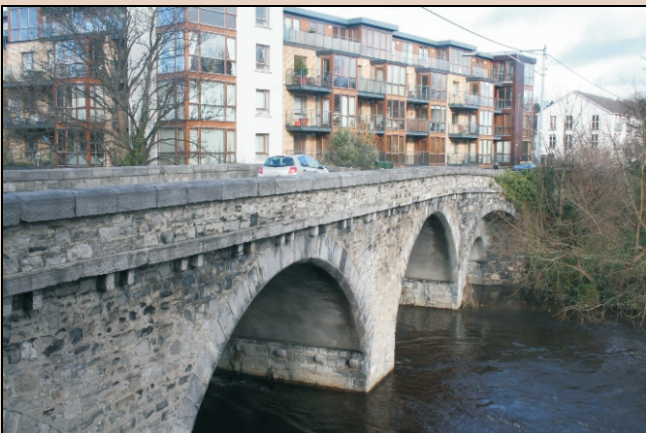


3.3 Saint Laurence's Road / Chapelizod Hill / Lucan Road



Sketch map indicating St Laurence's Road, Chapelizod Hill and Lucan Road.

Outside Mullingar House, the road forks, with one road leading to Dodson's Bridge and the other entering the historic core of the village as Main Street. The bridge is considered to be the oldest masonry bridge over the River Liffey and apart from its historical significance, it also provides good vistas up and downriver.



Dodson's Bridge

Saint Laurence's Road/Lucan Road/Chapelizod Hill is a hub of buildings that grew up around the western side of the ancient fording point. While a number of nineteenth century buildings are present, in the main the buildings are of twentieth century date. Traffic flows and dereliction have contributed to a poor visual character in this area.



Chapelizod Hill cottage



Clayton Terrace, St Laurence Road

The buildings that make up Liffey Terrace and St. Laurence's Road include a good range of terraced Edwardian properties that utilise a myriad of external detailing. The majority of these properties are provided with railed-in front gardens. Nevertheless there has been considerable loss of authentic external fabric (such as the replacement of original casement windows, sash windows and rainwater goods).

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3.4 Summary Character Statement

This village is rare and significant due to its medieval origins and its later post-medieval growth and decline. Despite being engulfed by the expansion of Dublin City in the past hundred years, it retains the scale and character of a village.

The medieval core, with its informal arrangement of streets converging on a wedge-shaped village square, is still legible though overlain by strata of eighteenth and nineteenth-century architecture. The narrow plots which would have been a feature of a medieval village are also still echoed in the present morphology of the place. The village retains an eclectic and varied building stock ranging from formal Georgian townhouses to modest artisan dwellings. The demise of industry in the village has, in recent years, indirectly affected the character of the urban grain by releasing considerable areas for new development.

The character of the area is also defined by its natural setting within the Liffey river valley. The mature trees and masonry boundary wall of the Phoenix Park act as an attractive backdrop to the village.

4.0 CHARACTER AND SPECIAL INTEREST (UNDER THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 2000)

Architectural

- While the architecture of most of the buildings in the village is modest, Chapelizod does contain a good range of buildings that reflect the changing traditions and themes in Irish architecture, physical expressions dating from the early eighteenth century to the twentieth century.
- Individual elements ranging from Anna Liffey bridge to the Roman Catholic and Church of Ireland churches are of architectural and historical significance in their own right. The bridge is an inherently attractive feature
- The urban pattern and morphology of Chapelizod is defined to a large extent by the village's growth and development in the medieval period. The long narrow plots that front onto the market space are characteristic of Irish medieval urban settlement and this morphology has been 'fossilised' by continual rebuilding on the same plots.
- Chapelizod is representative of the classic Irish village in which a wide variety of building forms are loosely grouped around a central (market) space, but with a firm definition of urban space and sense of enclosure. Despite some recent developments, the scale of the village centre is domestic in character and the whole is sympathetic to the surrounding landscape.
- New Row represents a regionally significant example of nineteenth-century housing provided by an enlightened capitalist, William Dargan.

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Historical

- The village has a strong industrial tradition that extends as far back as the medieval period. It was, along with Carrick-on-Suir, the earliest setting for linen manufacture in Ireland. The Phoenix Park Distillery was the only Scottish whisky distillery to operate in Ireland.

Technical

- The industrial heritage of Chapelizod is still evident. The millrace associated with woolen mills and distillery survives to the present day within modern apartment development.

Cultural Association

- A number of buildings within Chapelizod have strong literary associations in particular with *Finnegan's Wake* by James Joyce and *The House by the Churchyard* and *The Bully of Chapelizod* by Sheridan Le Fanu.

Streetscape/Setting

- The Phoenix Park is of international importance with the boundary wall defined as a National Monument and is critical to providing a visual backdrop to the village. The Park contains a range of buildings and features that are inextricably linked to the historical development of Chapelizod.
- The contrast of its urban form and its apparent rural setting. The contrast between the urban village cluster in the vicinity of the bridge, and the relatively open landscape extending to Knockmaroon Hill and the Phoenix Park is fascinating in the variety and richness of its form.

5.0 BUILDING FEATURES WHICH CONTRIBUTE TO THE CHARACTER

Roof form and cladding

The majority of the roofs in Chapelizod's architectural character areas are double-pitched and covered with slate. The roof pitches vary between 30 and 45 degrees. Within the village core there is range of differing building heights and a characteristic of the early-twentieth-century buildings on Martin's Row is that gabled-fronted elevations are juxtaposed with the more conventional alignment of adjacent buildings.



'The House by the Churchyard', 34 Martin's Row



Turnstile leading to Phoenix Park

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Rainwater goods.

Cast-iron rainwater goods (where they survive).

Renders (plasterwork)

Renders are the external coatings applied to buildings. In historic buildings, render must allow for flexibility and the evaporation of water. Renders commonly used in Chapelizod include (a) roughcast or harling (i.e. Mulberry Terrace) and (b) lime and cement stucco (No. 29 Martin's Row).

Brickwork and terracotta

The use of brick in Chapelizod is predominantly associated with the late Victorian and Edwardian periods- although there are Georgian examples at Drummond's Terrace. There is a good mix of the material on Martin's Row but it dominates areas such as St. Laurence's Road



Examples of terracotta tile embellishments



Brick-built dwelling, Liffey Terrace

Windows and doors

Despite a high degree of loss, there are a variety of traditional window types found within the ACA, varying from formal multi-pane sliding sash (for example, 34 Martin's Row) to artisan casement windows as found at New Row. There is an equally diverse range of traditional doors ranging from formal panelled doors to vertically-battened doors.



Timber sash window with early glass



Timber panelled door in recessed porch

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Street furniture

Items identified as street furniture are stone kerbing, remaining sett cobbling, post boxes, limestone quay walls, iron railings, horse troughs, boot irons and traditional street signs. Sometimes heritage items in the public realm are the easiest to preserve and yet the most vulnerable to carelessness on the part of the developer or the local authority. On Martin's Row, beneath modern tarmac and on the margins of the road are isolated areas of traditional cobble setts and kerb stones.



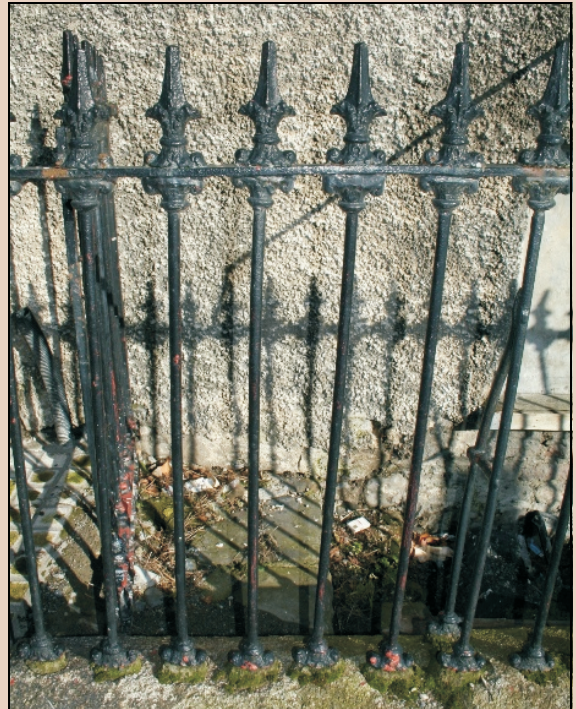
Recently refurbished sett-work to Chapel Lane



Granite spur stones Martin's Row

Railings and boundary walls

Traditionally the boundary walls in Chapelizod are constructed with locally quarried calp limestone or rounded cobbles from the river. In contrast to the calp walls of the western approach to the village, the village centre and the city-side, eastern approach are more urban and are characterized by the use of railings atop low rendered stone walls. Every effort should be made to retain these boundary details.



Railing detail, Martin's Row



Cast-iron gate on Chapelizod Road

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6.0 POLICIES

Existing Protection – Dublin City Development Plan 2005 - 2011

The boundary of this Architectural Conservation Area contains a number of zonings.

Zone Z1 'To protect, provide and improve residential amenities',

Zone Z2 'To protect and /or improve the amenities of residential conservation areas'

Zone Z9 'To preserve, provide and improve recreational amenity and open space'

Red hatched Conservation areas 'To protect and enhance the character and historic fabric of conservation areas in the control of development'

There are nineteen Protected Structures within the boundary of the ACA. They include 1-4 & 97 Martin's Row, Leirim Lodge, St Laurence's Church, 25, 26,29, 32, 34, 39, 39A & 40 Main Street, 7 Mullingar Terrace, 1 New Row, Band Room New Row and 1 St Laurence Road.

The Phoenix Park Wall, which acts as a historic boundary to the village is a National Monument as defined under section 2 of the National Monuments Act (1930).

The purpose of an Architectural Conservation Area is to identify areas of special character and architectural interest and to manage change in such a way as to preserve that special character.

The aim is to provide a framework that will permit a degree of flexibility in terms of design consistent with the maintenance and improvement of the essential character of the ACA. To fulfill this aim, all new development in the area of the ACA should be implemented and carried out in accordance with the following policies/objectives.

Planning and Development Act 2000 Part IV Chapter II Section 82 (1) states 'Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

Policy 6.1 - General Policy

It is the overall policy of Dublin City Council to protect and conserve the character and setting of the ACA as set out in this document.

Policy 6.2 - Reinstatement

It is the policy of Dublin City Council to encourage the reinstatement of features where the original and historic features have been lost or replaced. To this end reinstatement works shall not require planning permission.

To ensure that new features are appropriately detailed such works will normally require agreement with the Conservation Section of the Planning and Development Department. Such works will include:

- a. The replacement of later inappropriate windows with timber sash windows where appropriate, and timber casement windows where appropriate, to match the original samples which survive; all to have a painted finish.
- b. The replacement of later inappropriate doors with painted timber panelled doors or timber-boarded doors to match the original samples, which survive.
- c. The replacement of later inappropriate roof coverings with natural slates (especially on street-frontage roof pitches)
- d. The replacement of later inappropriate front boundary treatments with new boundaries, which match the original samples, which survive in each terrace.
- e. The removal of inappropriate coverings to facades, such as paint over original brickwork.
- f. Generally cast iron or cast-aluminum (painted) rainwater goods should be utilised for replacement or repairs.

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Policy 6.3 – New development

Potential development sites within the ACA boundary are essential to the vibrancy and sustainability of the village. In considering the design and impact of all new development within the ACA, Dublin City Council will have regard to the effect of the following criteria and the impact of any development on the immediate surrounding of the site, the broader townscape or its landscape setting:

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



Diversity of traditional materials, St Laurence Road

CHAPELIZOD AND ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Policy 6.5 - Extensions to existing buildings

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

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

Policy 6.6 - Skyline clutter alarm boxes, electrical wiring, TV aerials, satellite dishes, solar panels.

Such utilities can have a particularly damaging effect on the townscape quality and character of the historic centre and can have lead to visual clutter

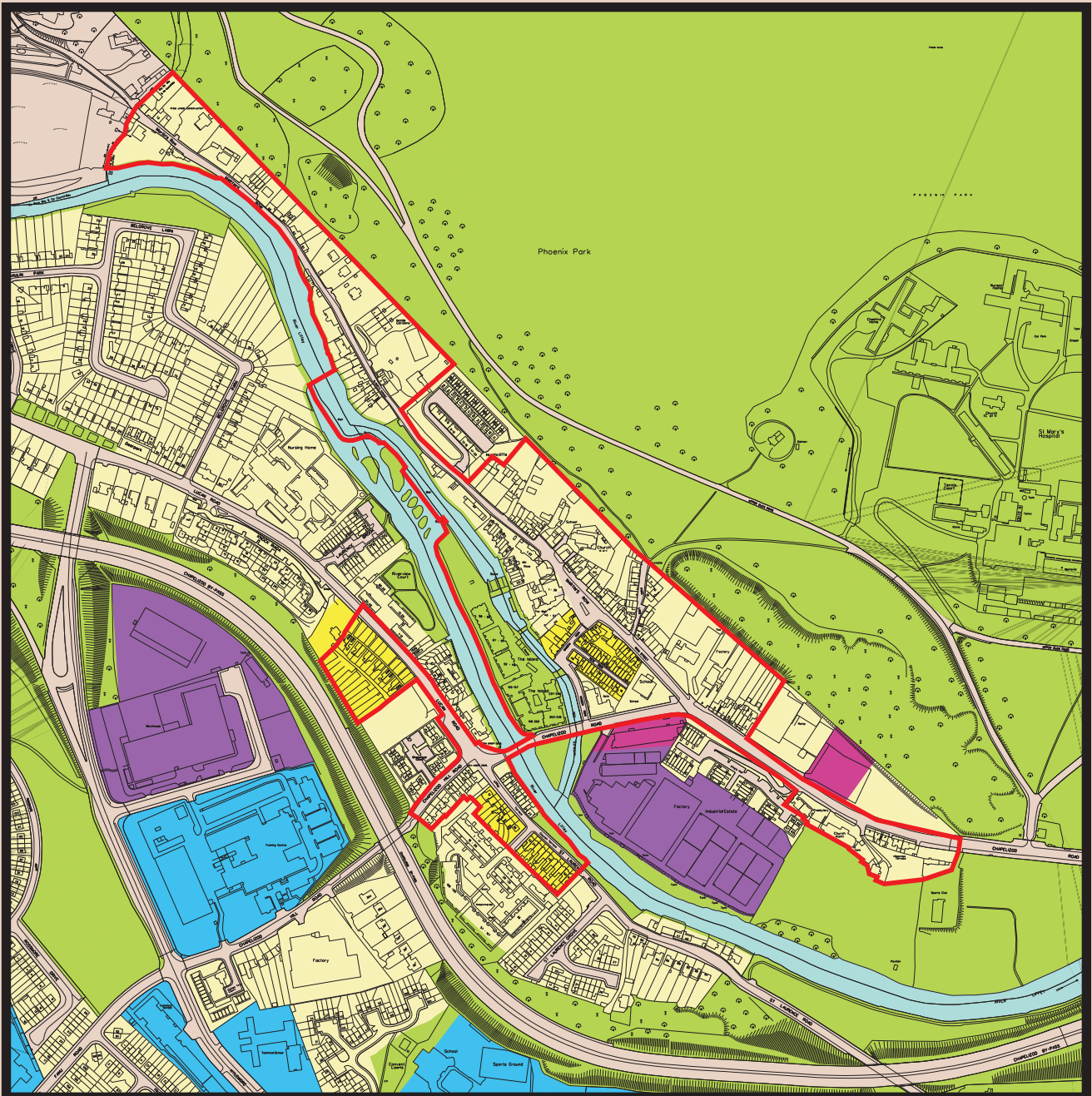
- a. New electrical and other wiring should be fixed to facades so as to minimize the impact on the façade. Redundant and unused wiring should be carefully removed. Where unavoidable, such services should follow logical routes along architectural detailing to minimize their visual impact.
- b. Satellite dishes and solar panels will not normally be permitted on the front elevations, front slopes, front chimney stacks or above the ridge line of buildings.
- c. All external fixtures to buildings, e.g. alarm boxes, should be located so as to minimize their visual impact.

Policy 6.7 - Public Realm

Dublin City Council has invested in the upgrading of the village square. All further works to the public realm, such as utilities improvements, are to be of the highest standard and do not detract from, nor add clutter to, the character of the area. Areas of traditional kerbing and cobble setts shall be retained and refurbished, where practicable, as will historic street furniture elements.

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*The Architectural Conservation Area (Outlined In Red)
Extract from Dublin City Council Development Plan Zoning Map 2005-2011*