

FITZWILLIAM SQUARE AND ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



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Part 1 – BACKGROUND AND CASE FOR THE ACA

In accordance with Objective H7 of the Dublin City Development Plan 2005-2011, it is the policy of the Council to identify and designate at least eight new architectural conservation areas during the lifetime of the Plan. The Fitzwilliam Square & Environs ACA will be the 9th ACA to be designated within the current Development Plan.

1.0 Introduction/Location

Fitzwilliam Square is a small but historic Georgian square located south west of Baggot Street Lower and within 1 km of St. Stephens Green in the south of central Dublin. The square comprises a central green, surrounded by four streets, Fitzwilliam Square North, East, West and South. It is typical of Georgian architecture with its houses unified by a band of iron railings at ground level, and with no projections on the front facades. In the majority of the houses the brick is red, with the yellow-grey Dolphin's Barn brick used mainly in chimneys and at the rear. Fitzwilliam Square was the last of the five Georgian squares in Dublin to be built.

The Square was managed and developed on the land of Richard Fitzwilliam, 7th Viscount Fitzwilliam, hence the name and was built on Baggotrath, bounded by two of the three ancient routes leading southwards out of the city, the Beggars Bush Road and the road to Donnybrook (Leeson St), with the third highway (later Baggot St) meandering through the centre of the area, dominated by Baggotrath Castle.

Fitzwilliam Square was designed from 1789 and laid out in 1792. The centre of the square was enclosed in 1813 through an Act of Parliament. To the north is the much larger Merrion Square, with which Richard Fitzwilliam was also involved. The square was a popular place for the Irish Social Season of aristocrats entertaining in Dublin between January and Saint Patrick's Day each year.

Shootings took place in the square during Bloody Sunday of 1920. Sir Thomas O'Shaughnessy (1850–1933), the last Recorder of Dublin, lived in Fitzwilliam Square.

Much of the square is as it was originally. As part of an initiative to retain this setting and to protect and enhance its unique character, Dublin City Council is proposing to designate Fitzwilliam Square and its immediate environs as an Architectural Conservation Area. The boundaries of the ACA are delineated on the map below.



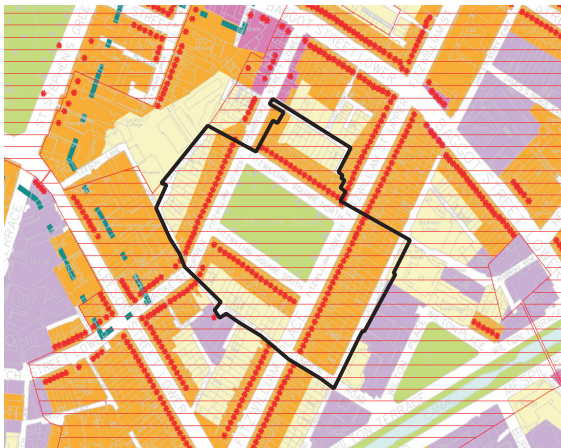
1.0 Site location



1.1 Aerial view of ACA boundary

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1.2 Zoning extract from Dublin City Development Plan 2005-2011

2.0 Historical Context

2.1 Building of the Square

Fitzwilliam Square, situated on the south side of the city, was laid out in the late 18th century continuing the expansion of Dublin City south of the River Liffey.

Fitzwilliam Square can be seen laid out on a survey map drawn by Pat and John Roe in 1789, and leases for plots were available from 1791 onwards.

However in the years prior to the Act of Union in 1800 a recession in the Irish economy led a halt in building generally and the completion of Fitzwilliam Square. At this time, a number of the politicians and middle class (aristocrats) moved to London. However, the new emerging professional middle class such as the medical and legal professions were attracted to live and work in Fitzwilliam Square.

In the early 19th century, the economy settled and the completion of Fitzwilliam Square began which saw the sequence of building in a fairly orderly progression on three of the four sides of the Square, the west followed by the east and then the south, while building on the north side spanned the full thirty years of the Square's completion. Leases for the west side of Fitzwilliam Square date from 1810 onwards, on the east side the majority of leases date from 1814.

In the 1820's the leases on the south side were issued and finally the leases on the north side were issued.

Lord Fitzwilliam, who issued the leases, ensured that buildings were built in a uniform manner through strict conditions and controls within the lease. This was a challenge as there were a variety of different builders / owners within the square. The leases would set out the height and number of stories permitted, type of windows suitable and front façade materials allowable. The terms of the leases ensured that the exteriors represented a strong uniform typical Georgian elevation.

There were sixty-nine houses in total in the final completed Fitzwilliam Square with 17 houses in the north, west and east sides and 18 houses on the south side and the garden centrally located.

Long rear gardens and stable lanes were characteristic of all four sides of Fitzwilliam Square. This allowed for the provision of coach houses, which in turn led to the gardens and back entrances to the houses. Access to the square is limited to Fitzwilliam Street and Fitzwilliam Place on the east side and Pembroke Street Upper and Lower on the west.

2.2 Residents of the Square

From the start Fitzwilliam Square was a prestigious location and during the 19th century it continued to attract the middle classes, comprising of military personnel and the professional classes. There was a significant increase in the number of doctors living in the square in the early 20th century, who were locating their consulting rooms within their private houses, which was also the case for the legal residents of the square. This period of change showed the adaptability of the houses and represented a growth of non-residential uses on the square.

In the mid 20th century, post war period, this change of use became more popular as doctors and their families moved to the suburbs and continued to use Fitzwilliam Square for their consulting rooms.

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By 1950, only 24 houses were still residential but there were 69 doctors with rooms on the square. This trend continued until the 1970's when the relocation of St. Vincent's Hospital from Leeson Street to a new campus meant many of the doctors in Fitzwilliam Square moved their practices to Donnybrook. Following the 1970's, multi-office use became popular on the Square including accountants, solicitors, doctors, management consultants, architects and financial services.

1.3 The Garden

The layout of the garden in the centre of Fitzwilliam Square has not changed since its layout in 1813. The main reason for this may be that the garden has remained in private ownership unlike the other Georgian Squares in Dublin, i.e. St. Stephen's Green, Mountjoy Square and Merrion Square whose original layouts have changed considerably over the years.



Photo 1.3.1 One of the entrance gates into the garden

In 1813 an Act was passed naming 14 Commissioners to be responsible for maintaining the central garden. The layout of the Garden in the early days comprised of perimeter planting of trees and flowering shrubs around the large grassed open space in the centre.



Photo 1.3.2 Mature trees in the garden

Later in the 19th century, the planting of the flowerbed was added to the garden. There was also the added responsibility of the maintenance of railings, gates and garden seats. In 1875, new gaslight pillars were erected and a few years later the Commissioners paid the Corporation to widen the kerb and concrete path outside the railings. In the 1880's, the final physical change to the garden was the erection of a small timber summerhouse on the eastern side.

The garden became an international focus during the later 19th century when the Lawn Tennis Championships of Ireland were first held on the open grass centre.

In the 20th century little changed until in 1963 the original 150-year lease expired ending an historic link with the commissioners and the early days of the square. After a few years of discussion it was agreed that the garden would be leased to the Fitzwilliam Square Association Ltd. for another 150 years.

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Photo 1.3.3 General view of garden facing east



Photo 1.3.5 The Summerhouse



Photo 1.3.4 One of the entrance gates into the garden

Today the large grassed open area remains and is used still for tennis in the summer and the pathways within this area along with the planted trees and shrubbery have remained intact as existed nearly two centuries ago. The summerhouse, however, has suffered fire damage recently.

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2.0 Description and Character Appraisal

Fitzwilliam Square is a rectangular square lined on four sides by 69 buildings in residential and commercial use. It is an enclosed square with access only from Fitzwilliam Street and Fitzwilliam Place on the east side, and Pembroke Street Upper and Lower on the west. It is the last and most complete Georgian square and its finest feature is the private park, whose central lawn and early 19th Century perimeter planting have been preserved.

2.1 Architectural Character

Fitzwilliam Square was laid out in 1791 by the surveyors John and Pat Roe. Its landlord, Lord Fitzwilliam opted a simple design for the Square consisting of solidly built generally red brick houses of four storeys, a basement with an average area of 8ft (2.4 metres) wide, and a flagged pavement. All buildings are two bays wide except for Nos. 56-59 (North Side), which are narrow three bay and Nos. 5 (East Side) and 35 (South Side), which have broad three bay facades.

The typical Fitzwilliam Square house has a standard two-room plan with a rear dog-leg stair and long yellow-brick rear buildings, many with chamfered corners and pretty fenestration. The most significant attribute of these houses is their elegant proportions, with the windows diminishing in height in the first, second and third storeys.

The scale of the houses on Fitzwilliam Square is slightly smaller than those on Merrion Square, but many have special features such as a fine vestibule at the first-floor level in the return consisting of an elegant hall or room, ornamented by a pair of columns and lit by a row of stained-glass windows.

The groups of door types are indicators of composite development consisting of fine stone usually incorporating Doric or Ionic columns, and many decorated internally with mahogany doors and fine marble fireplaces. There are granite and limestone dressing features on many of the ground floors and basements. Most of the original railings, boot-scrappers and coal-hole covers survive.

The railings are largely standard late Georgian uprights with urn-topped newels. In addition, a large number of coach houses survive.

Internally, the plasterwork decoration is mainly confined to cornices and ceiling centrepieces. Elements from the Greek revival style, such as the Greek key pattern, were common during the Square's development. An unusual feature of the houses of both Merrion Square and Fitzwilliam Square is the brass rail situated just inside the hall door. This rail, which is usually kept beautifully polished and is unique to Dublin, has an unknown purpose, although writers have suggested that it was to aid gentlemen in taking off their boots on arrival in the hall or for hanging carriage blankets to keep them warm.

The mews lanes are an integral part of this intact Georgian Square. They mirror the development around the Square in their styles and material use. Each side retains varying types of mews buildings and coach houses some with stable yards, others with segmental carriage arched entrances, all with the same quality finish as the mews building.

The heavy timber entrance gates with wrought iron hinges are also prevalent. These materials range from rubble granite to ashlar limestone, rendered facades to brickwork with lime mortar bonding in keeping with the rear elevations of the main house. Many have been sensitively converted into modern use retaining the significant characters of the buildings.

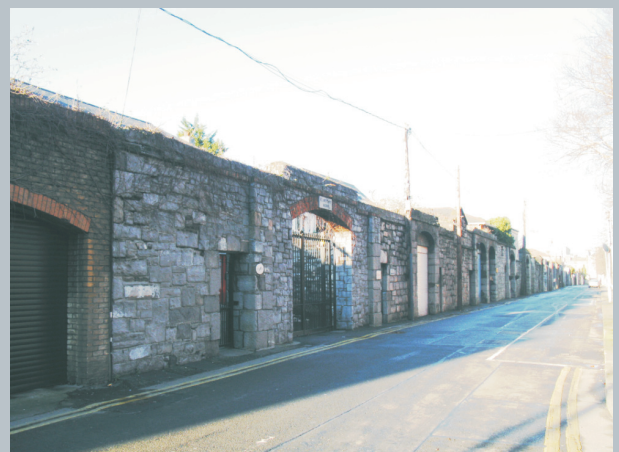


Photo 2.1.0 Ashlar boundary walls and carriage arches.

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Photo 2.1.1 Georgian reinstated granite steps

2.1.1.0 The East Side Nos. 1-17

The east side was originally planned to be part of Fitzwilliam St and it is still physically a section of that street. All buildings except No. 5 on this side of the Square are two bay and all are built of red brick except for Nos. 4, 5, 6, and 7 which show the yellow/grey hue of Dolphin's Barn Brick.

William Dargan founder of the Irish Railways and National Gallery lived at 2 Fitzwilliam Square.

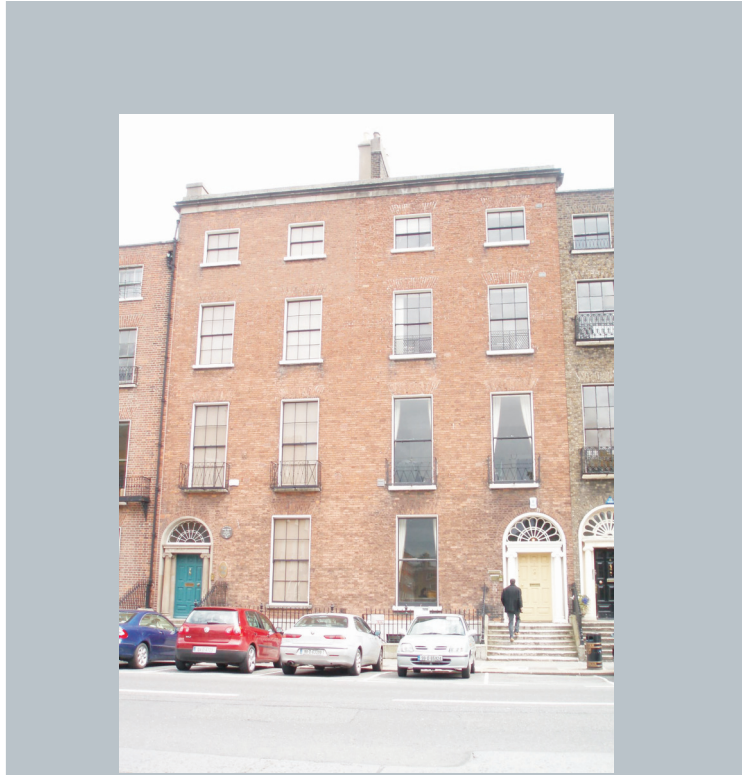


Photo 2.1.1.1 Nos. 2-3 Fitzwilliam Square – Built as a pair in 1819 by the firm of Henry, Mullins and McMahon well known 19th Century Architects and Engineers.



Photo 2.1.1.0 No. 1 Fitzwilliam Square – Associated with the Hone and Tomkin families of artists and doctors.



Photo 2.1.1.2 No. 3's front basement area retains its granite flagstones and an original watertank.

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Photo 2.1.1.3 – Lord Fitzwilliam retained the plots of No. 4 and No. 5 until his death. No. 5 was neglected in the 1970s and lost most of its interior including its staircase. The façade was retained with the front facing rooms restored.



Photo 2.1.1.5 – No. 10 (red door centered) is one of the few houses to retain all its original features on the front façade.



Photo 2.1.1.4 - Nos. 6-8 had a number of interventions that led to a loss of interior features due to the requirements of its change to commercial use in the latter half of the 20th Century.



Photo 2.1.1.6 – Nos. 13 (pictured) and 14 have interesting doorcases and were the first houses built on this side of the Square where they stood in isolation for several years.

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Photo 2.1.1.7 – No. 17 is the last house on the east side of the Square. It was built as a pair with No. 1 Fitzwilliam Place.

East Side Mews Lanes



Photo 2.1.1.8



Photo 2.1.1.9

Photo 2.1.1.8 and 2.1.1.9 Ashlar boundary walls and carriage arches in varying designs



Photo 2.1.1.10 Pair of yellow brick mews buildings with stable yards.

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2.1.2.0 The South Side Nos. 18-35

The south side of Fitzwilliam Square was the last side to be built starting in the 1820s. It is considered to be the most impressive side of the square with all houses having moulded stone cornices and two thirds having granite rustication at ground floor level.

Three builders were involved in the development of this side; Henry Mullins & McMahon, Clement Codd; a merchant from Wexford, and John Vance; an Alderman of the City of Dublin. The small number of builders involved resulted in a homogeneity of building design.

Jack B Yeats, an expressionist artist lived at No. 18 Fitzwilliam Square.



Photo 2.1.2.0 – No. 18 – Original windows and one bay only on the Square with the entrance on Fitzwilliam Place. It was built by Bernard Mullins and later associated with Jack B. Yeats.



Photo 2.1.2.1 – Nos. 19 & 20 – Built by Henry, Mullins & McMahon. Included the firm's characteristic doorcase design in the form of flattened ionic capitals and fluted columns and feathered reveals on the windows. Robert Lloyd Praeger - The noted Irish naturalist lived at No. 19 between 1922-1952.

South Side Mews Lanes



2.1.2.2 Red brick carriage arch



Photo 2.1.2.3 Rubblestone mews buildings

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Photo 2.1.2.4 – Nos. 24 – 29 were built by Clement Codd. All six buildings have rusticated ground floors, extra long windows on the first floor and entrance doors with side lights as pictured above. No. 24 (pictured) is one of the few buildings that retains its intact mews house and garden.



Photo 2.1.2.5 – Nos. 30-35 (No. 35 pictured) built by John Vance and this block is identifiable by the granite quoins at each end. All the doorcases and façade treatment are the same with Greek Doric doorcases.

2.1.3.0 The West Side Nos. 36-52

The West Side of Fitzwilliam Square is the busiest side of the Square in terms of traffic from Baggot St to Leeson St. It is thought that the Dixon family built nine houses on this side resulting in a uniformity of the houses here.

Granite pavement slabs have unfortunately been replaced throughout this side apart from outside No. 36. Mainie Jellett, early twentieth century abstract artist lived at 36 Fitzwilliam Square.

Nos. 37-40 were built by the Dixons and with some exceptions retain many of the original external features today. No. 38 however has suffered a great deal of intervention with an inappropriate door and internally has had its staircase removed.



Photo 2.1.3.0 No. 37 Fitzwilliam Square

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Photo 2.1.3.1 – Door of No. 38 Fitzwilliam Square

No. 43 was also built by Joshua Dixon and No. 44 by John Smith Fleming, one of the original Commissioners of the Square.

Nos. 45-48 were built by William Dixon, a timber merchant. No. 46 is the most photographed 'Georgian Door' in Dublin. The door is in fact Edwardian installed in 1907.



Photo 2.1.3.2 Door of No. 46 Fitzwilliam Square

The Pym family lived at No. 50 in the late 19th Century; Joshua Pym had the distinction of twice winning the Men's singles at Wimbledon, in 1893 and 1894, before retiring to further his medical career.

West Side Mews Lanes



Photo 2.1.3.3 Yellow brick carriage arch



Photo 2.1.3.4 Stepped Mews Buildings

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2.1.4.0 The North Side - Nos. 53-69

Building on the North side of the Square dates from 1796/7 to 1828. Virtually all the original granite paving slabs remain intact on this side of the Square.



Photo 2.1.4.0 – Doorcase and original Granite steps to No. 65 Fitzwilliam Square

No. 53 was gutted although the façade, entrance door and steps were saved. Lawrence Edward Knox lived at No. 53 who was the founder of the Irish Times Newspaper.

No. 55 is one of the few houses with no history of office use and has remained residential apart from the basement area.



Photo 2.1.4.1 No. 66 Fitzwilliam Square displaying doorcase and long first floor windows.



Photo 2.1.4.2 – No. 55 Fitzwilliam Square



Photo 2.1.4.2a No. 57-58 Fitzwilliam Square

Nos. 56-59 are the oldest houses dating from 1796/7. All are three bay with interior ornate friezes and decorative stair brackets not found anywhere else on the Square.

Nos. 65 and 66 were built by Clement Codd and display elaborate doorcase treatment and long first floor windows. Nos. 67-9 were built in 1827/28 and were the last houses to be erected on the Square.

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North Side Mews Lanes



Photo 2.1.4.3 Mews Building



Photo 2.1.4.4 Ashlar and rubblestone boundaries

2.1.5.0 Pavement

The original paving widths would have been laid out as part of the original conditions of the leases on the square. The original granite paving still survives to the pavements in front of the houses enclosing the square.

The north side of the square is the most intact with flagstones and kerbing along with a variety of cast-iron coalhole covers inserted into the granite flags. These flags retain the rainwater channel framing the coalhole to reduce water ingress into the coal cellar beneath. The junction of this side of the square with Pembroke Street retains the fan shaped granite flags negotiating the curved corner. The other three sides of the square retain the granite kerbing, coalhole flags and with a limited number of historic granite flags on the east side of the square.

The pavement enclosing the central green is early twentieth century concrete with a deep step to street level acting as a protective barrier for the railing against the nearby parking. It was originally put in place in the late nineteenth century by the corporation part paid for by the commissioners for the park. It is possible that the carriageway paving extended to the railings or that a promenade of gravel or hoggin encircled the square prior to this.



Photo 2.1.5.1 Victoria Regina post box with fanned granite paving.



Photo 2.1.5.2 Decorative setts to carriage arch.

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Photo 2.1.5.3 Examples of cast-iron coalhole covers in granite flags.

2.1.6.0 Street Furniture

The variety of cast-iron coalhole covers is the most predominant feature of the historic streetscape in a variety of patterns. However, there are also many early street furniture elements dotted around the square. These include the two original Fitzwilliam ward signs located on the west corners of the square. There are two Victoria Regina pre 1901 cast-iron post boxes on the east and west sides. The street lamps surrounding the square are nineteenth century swan necked standards with shamrock detail designed by Walter MacFarlane from the Saracen Foundry in Glasgow.

The railings enclosing the garden are wrought iron and square profile surmounting a moulded granite plinth. The gated entrances on each side of the square have modern galvanised steel replacements. Contained within the garden in the northwest corner is a timber summerhouse dating from the 1880's. On the opposite corner is a stone bird table/bath. Dotted around the path encircling the central green are a number of nineteenth century timber and iron park benches. Standing on a side pathway is an Improved Balmoral Ballast lawn roller important in the upkeep of the lawns especially for the lawn tennis session.



Photo 2.1.6.1 Original cast-iron ward sign with square profile railings to garden.



Photo 2.1.6.2 Bench styles in garden

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Photo 2.1.6.3 Bench styles in garden



2.1.6.4 Cast-iron swan-necked street lamp.



Photo 2.1.6.5 Ballast lawn roller

2.2 Summary Character Statement

Fitzwilliam Square is an imposing Georgian Square located in the heart of the city. Overall the square retains its sense of enclosure with only two main thoroughfares flanking the east and west sides of the square. The north and south sides retain a sense of seclusion and a strong connection with an enclosed garden.

One of the square's unique attributes lies in the fact that the central green preserves its original function as being an exclusive pleasure garden.

The buildings document the changes in architectural styles between 1797 and 1828. They range from the austere Georgian grandeur to the more exuberant Victorian and boast quality materials throughout including fine brickwork and lime pointing, granite and limestone dressing, a range of doors, fanlights and sash window styles and decorative ironwork. The final element in this complete historic square is the intact stable lanes with coach houses via stable yards and carriage arches in a variety of styles and materials reflecting the irregular development of the square.

3.0 Character and Special Interest (Under Planning and Development Act 2000)

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

The elements that contribute to the character and special interest of Fitzwilliam Square are considered below.

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Architectural

The square due to its form and layout has a sense of place and exclusivity from the streets beyond. It is a somewhat enclosed square having access only from Fitzwilliam Street and Fitzwilliam Place on the east side, and Pembroke Street Upper and Lower on the west. The limited access to the square provides a contained and relaxing space enhanced by the survival of the private central garden.

The square exhibits fine examples of Georgian architecture with its buildings ranged around four sides of a central garden unified by a band of iron railings at ground level, and with no projections on the front facades. Most of the Square is intact. The quality of design throughout the square is reflected in the protected structure status of existing buildings.

A high standard of design and materials used to the front facades, boundaries and doorcases to the houses along with the mews buildings and boundaries.

Historical

Fitzwilliam Square is the last and most complete of Dublin City's formal Georgian Squares and forms part of the tradition of 18th and 19th Century Georgian architecture for which Dublin is most associated.

Cultural

Fitzwilliam Square had many distinguished residents, such as Andrew Jameson, of the famous Jameson Distillery purchased a house in the square in the 1890s. No. 19 Fitzwilliam Square was the home of Lloyd Praeger, who was the founder of An Taisce in 1949. No. 2 Fitzwilliam Square was originally the home of Henry Roe, the distiller who underwrote the restoration of Christ Church Cathedral.

Fitzwilliam Square was the original home of the Fitzwilliam Lawn Tennis Club and the central garden became an international focus during the later 19th century when the Lawn Tennis Championships of Ireland were first held on the open grass.

The Pym family lived at No. 50 in the late 19th Century; Joshua Pym had the distinction of twice winning the Men's singles at Wimbledon, in 1893 and 1894, before retiring to further his medical career.

Today two cultural institutions – the Goethe Institute and the Italian Cultural Institute – are both located in Fitzwilliam Square from where they both operate programmes of German and Italian cultural events.

See 2.1 and 2.2 for other famous people associated with the square.

4.0 Building Features which Contribute to the Character

Building Type: The buildings on the square are all late 18th and early 19th century Georgian architecture.

Building Form: The residential and commercial buildings are three to four storey generally red brick structures with a basement of an average area of 8ft (2.4 metres) wide, and a flagged pavement. All buildings are two bays wide except for Nos. 56-59 (North Side), which are narrow three bay and Nos. 5 (East Side) and 35 (South Side), which have broad three bay facades.

Facades and Boundary Treatments:

Facades are red brick in the majority with yellow-grey Dolphin's Barn brick used mainly in chimneys and at the rear. The use of brick and variations in shade are distinctive of Dublin's Georgian streetscape.

The mews buildings and boundary carriage arches with their use of brickwork and ashlar stone define the stable lanes encircling the formal square.

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Roofs:

Shallow pitched slate roofs with parapets the majority of which run straight along between chimney-stacks with an occasional hip to facilitate drainage. Lead or copper lined valley gutters are also evident.

Decorative Details to Facades:

Windows: Traditional pane pattern in the Square was three over three at third floor level and six over six on the other floors, except for the basement where the number varied. Window guards are common on the top two storeys, narrow balconies or balconettes adorn some first floor windows and some of the original treatment of window reveals survive.

Doors:

Granite steps to main entrance doors. Bootscrapers of various designs and bell-pulls. Ornate doorcases with fanlights made from either wrought iron or lead. Columns to doorcases are mainly of sandstone.

5.0 Interventions which would detract from the character

- Removal of boundary walls including plinth walls and railings
- Replacement of natural slate roofs with artificial slate
- Removal of original features and replacement with inappropriate modern replacements such as windows, doors, rainwater goods, railings etc.
- Removal of the mews buildings and associative boundary walls.
- Removal of trees
- Removal of garden seating and furniture

6.0 Policies and Management of Area

Existing Protection – Dublin City Development Plan 2005-2011

The garden at Fitzwilliam Square is zoned Z9 “To preserve, provide and improve recreational amenity and open space.” Generally the only new development allowed in these areas, other than the amenity/recreational uses themselves are those associated with open space use.”

Fitzwilliam Square North, South, East and West are zoned Z8 “To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective. To allow primarily residential and compatible office and institutional uses.”

The general objective of the Z8 Conservation Areas is to protect the architectural design and overall setting of such areas. A range of uses are permitted in such zones, the main ones of which are residential, office and industrial uses that do not impact negatively on the architectural character and setting of the area.

The Conservation Area objective provides further protection through a number of policies of the Development Plan recommending the following:

- Protection and enhancement of the character and historic fabric of conservation areas in the control of development.
- Consideration to any new signage erected in order to preserve the character of the area
- New buildings in conservation areas to complement the character of the existing architecture in design, materials and scale.

All the buildings within Fitzwilliam Square are on Dublin City Council's Record of Protected Structures.

Policies for Architectural Conservation Areas

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 and objectives.

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6.1 Preserving the Character

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. Dublin City Council will seek to ensure that development proposals will complement the character of the area, including the setting of protected structures, and also comply with development standards.

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 the reinstatement works set out below will not require permission. To ensure that new features are appropriately detailed such works will normally require agreement with the Conservation Section of the Planning Department and an application for a Section 5 Declaration can be made. Such works will include:

- a) 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.
- b) The replacement of later inappropriate doors with painted timber panelled doors to match original samples which survive in each terrace.
- c) The replacement of later inappropriate roof coverings with Bangor blue slates.
- d) Re-pointing and brick cleaning, has the potential to impact negatively on the character of this uniform terrace of the buildings on the square. Owners should seek the advice of the Conservation Section of Dublin City Council, prior to the carrying out of these works.

Public Domain

Dublin City Council will endeavour 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.

Retention of historic kerb-stones, hay stores, coal hole covers, ward signs & post boxes

It is the policy of Dublin City Council to encourage the retention of historic elements detailed above where possible. Modern and incompatible fittings will be discouraged.

Public lighting

It is the policy of Dublin City Council to encourage the retention of historic public lighting where possible.

Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

Skyline Clutter

- a) New electrical and other wiring should be underground
- b) Redundant and unused wiring should be carefully removed.
- c) All external fixtures to buildings, e.g. alarm boxes should be located so as to minimize their visual impact.

Signage

Planning Permission is required for all signs (regardless of size and location) including projecting signs, erected externally within the area of the ACA.

Domestic Extensions

As all buildings on the square are protected structures, alterations that would be considered to materially affect the character of protected structures (including domestic extensions) would require planning permission.