



# WESTMORELAND PARK RANELAGH

## Architectural Conservation Area Report

### Character Appraisal And Policy Framework



**Architectural Conservation Area Report | WESTMORELAND PARK, RANELAGH**

**Publication Date:** 05.11.2012

**Status:** Planning Policy Document

**Hard copies available from:**

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### 1 Location

Westmoreland Park, Ranelagh, Dublin 6.

Westmoreland Park is centrally located in Ranelagh Village. The street is composed of a narrow laneway with modern development along much of the street. However, two older terraces of six single-storey cottages and four two-storey houses are located opposite each other midway down the laneway.

### 2 Location Maps

#### 2.1 Site Location Maps



Figure 1 - Location map showing zoning, protected structure symbols and location of the proposed Architectural Conservation Area marked in red.

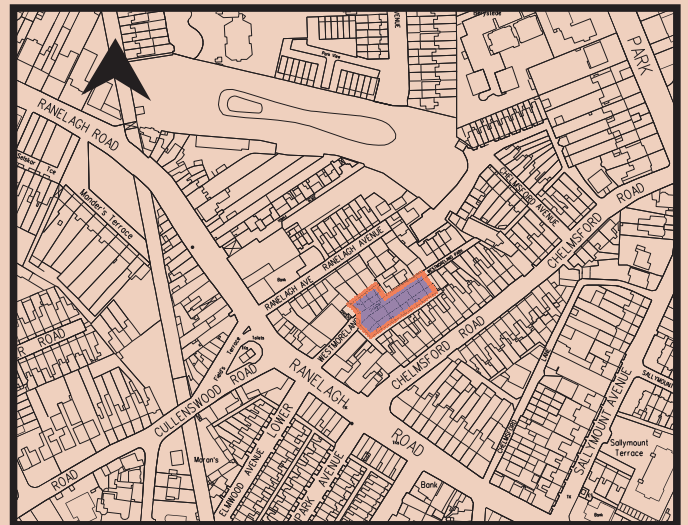


Figure 2 - Site Location Map showing location of proposed Architectural Conservation Area

#### 2.2 Historic Maps



Figure 3 - William Duncan's 1821 map of Dublin with Westmoreland Park marked.



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Figure 4 - Sheet XVIII-98 (5ft-1mile) (Surv.1865 Rev.1882).  
Number's 4-9 Westmoreland Park and 16-19 Westmoreland Park  
are shown clearly on the map.



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### 3. Photographs



View northeast of Westmoreland Park. No. 4 Westmoreland Park, a single-storey cottage, is located on the right hand side of the photo.



No. 16-19 Westmoreland Park, a terrace of four 2-storey houses.



No. 4 Westmoreland Park, rough dash lime render intact.



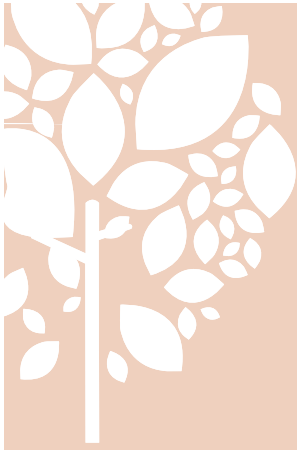
View southwest of Westmoreland Park. No. 9 Westmoreland Park, a single-storey cottage, is on the left hand side of the photograph.



17 & 18 Westmoreland Park.



5 Westmoreland Park, newly renovated cottage with new granite sills, windows, newly rendered walls & natural slate roof.



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9 Westmoreland Park :

Modern pebbledash render, replacement windows and doors.



8 Westmoreland Park :

Rough dashed lime render,  
blue bangor slate roof and  
timber casement windows.



View North East of 9 Westmoreland Park





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#### 4. Description of Character

##### 4.1 Historical Background.

Ranelagh village developed from the late 18th century onwards. While the village does not appear on Rocque's 1760 of Dublin, Ranelagh is clearly marked on Taylor's map of 1816. Taylor's 1816 map does not mention Westmoreland Park, however it does show Ranelagh Avenue (then called Westmoreland Row), which runs parallel to Westmoreland Park. William Duncan's 1821 map of Dublin shows the further development of Ranelagh and Westmoreland Park is clearly shown.

Number four to nine Westmoreland Park are early 19th century in date and are clearly shown on the First Edition 1837 Ordnance Survey map. Numbers 16 to 19 Westmoreland Park date to circa 1880. The buildings are not shown on the 1876 Ordnance Survey map but are clearly shown on the 1882 Ordnance Survey map.

Deirdre Kelly in her book 'Four Roads to Dublin' describes the single-storey cottages and two-storey houses at Westmoreland Park as a 'row of whitewashed cottages, little changed by the passage of time, with flowers growing outside the doors... There are some old two-storey cottages on the left and some modern in fill houses' (Kelly 2001, 90).

##### 4.2 General Character

Westmoreland Park is a narrow laneway located just off Ranelagh village. The dimensions are those of a narrow country lane and reflect the early rural origins of the street outside the city of Dublin.

Numbers four to nine Westmoreland Park comprise a terrace of single-storey vernacular cottages dating from the early nineteenth century. While many of the houses have undergone substantial changes original elements survive reflecting their early development and character. Two cottages still retain their original and distinctive rough dash lime-render and elements such as natural slate, rendered chimneystacks with terracotta chimneypots and early windows. No original doors survive but it is likely that they were simple timber battened doors. It is possible that numbers four to nine were originally thatched and they are a unique survival of vernacular heritage in Dublin City.

Numbers sixteen to nineteen comprise two-storey terraced houses. They are more urban in style than the cottages opposite and reflect the further development of Ranelagh village from the later 19th century onwards. They have undergone changes over the years and no original windows and doors survive. They are concrete rendered with granite sills, however no other original features survive.





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### 5. Existing Designations

#### 5.1 Zoning

Numbers 4-9 Westmoreland Park are zoned Zone 2: 'To protect and/or improve the amenities of residential conservation areas' and numbers 16 to 19 Westmoreland Park are zoned Zone 4: 'To provide for and improve mixed services facilities'.

#### 5.2 Record of Protected Structures

The proposed Architectural Conservation Area is composed of 10 houses. The ten houses, numbers 4-9 and 16-19 Westmoreland Park (RPS Reference: 8521-8526 and 8527-8530, Volume 3 of the Dublin City Development Plan (2011-2017), were deleted from the RPS by the City Council on the 2nd April 2012.

<b><i>Dublin City Development Plan 2011 - 2017</i></b>	
<b><i>RPS Ref.</i></b>	<b><i>Address</i></b>
8521	4 Westmoreland Park
8522	5 Westmoreland Park
8523	6 Westmoreland Park
8524	7 Westmoreland Park
8525	8 Westmoreland Park
8526	9 Westmoreland Park
8527	16 Westmoreland Park
8528	17 Westmoreland Park
8529	18 Westmoreland Park
8730	19 Westmoreland Park



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### 6.0 Overall Policy

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

### 7.0 General Objectives

7.1 To encourage the retention of original features and finishes such as doors, renders, roof coverings, rainwater goods and other significant features of historic buildings and landscape features within the ACA.

7.2 To encourage the reinstatement of original features (see section 8.2 for details).

7.3 To ensure that any development, modifications, alterations, or extensions affecting a structure within an ACA are sited and designed appropriately, comply with development standards and are not detrimental to the general character of the ACA.

7.4 To prepare statements providing advice on maintenance, repair and enhancement.

### 8.0 Guidelines to Homeowners in Architectural Conservation Areas

#### 8.1 All Applications

All applications for development within the ACA area will be consistent with the following :

- Development will be sympathetic in design and/or materials to the original building and/or ACA area as a whole.
- Development will not adversely affect the setting or views to and from the ACA.
- Development allows for the reinstatement of features where the original and historic features have been lost or replaced.
- Demolition of historic buildings within ACAs to be avoided as the removal of a historic building either in whole or in part, may seriously detract from the character of the area.

#### 8.2 General Alterations and Domestic Extensions

Alterations that would be considered to materially affect the character of the ACA would require permission. The works set out in Classes 5, 6 (b ii), and 7 of the Planning and Development Regulations 2001 are not exempted development.



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Planning and Development Regulations 2001-2010	No Longer Exempt
<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 6 (b) (ii)</b>	The provision to the front or side of the house of a hard surface for the parking of not more than 2 motor vehicles used for a purpose incidental to the enjoyment of the house as such.
<b>Class 7</b>	The construction or erection of a porch outside any external door of a house.

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.



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### 8.3 Guidance for Works to Particular Elements of Buildings

Note : Before starting any work, homeowners are advised to contact the Conservation Section of Dublin City Council.

#### Roofs



The roof is often an important feature of a historic building that can make a significant contribution to the character of an area. Historic roof materials and features such as chimneystacks, chimneypots, natural slates, dormers, roof lights, as well as details such as decorative ridge tiles and finials all form an integral part of the character of the building and should be retained.

The loss or inappropriate alteration of historic materials and features 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 ,repair and reinstatement of traditional roofing materials	Alteration of historic materials and features that alter the character and appearance of the roofscape.
The replacement of later inappropriate roof coverings with natural slate	Addition of modern features e.g. roof lights, or change of roof pitch
	Removal or inappropriate alteration of chimneystacks and chimneypots

The Department of Environment, Heritage and Local Government Advice Series publication on [Roofs: A Guide to the Repair of Historic Roofs \(2010\)](#) provides useful advice and guidance on works to roofs and should be consulted.



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### Walls



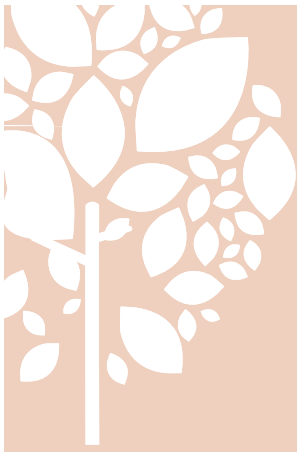
Walls are the main structural fabric of any building. Every effort should be made to retain or re-use original facing brickwork, stonework or render styles. Alterations or repairs to external walls should respect the original material and endeavour to match it in appearance.

Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Particular care is required in relation to the painting or repainting and cleaning of historic buildings. In particular, cleaning can have a marked effect on the character of historic buildings. All cleaning methods can cause damage if carelessly handled. Guidance on what works require permission are provided in the table below.

Exempted Works	Works that require permission
Retention ,repair and reinstatement of traditional roofing 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 Environment, Heritage and Local Government Advice Series publications *Brick: A Guide to the Repair of Historic Brickwork* (2009) and *Maintenance: A Guide to the Care of Older Buildings* (2007) provides useful guidance on such works and should be consulted.



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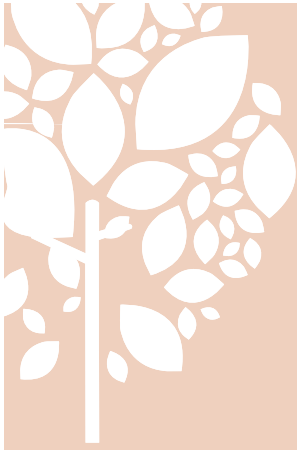
### Windows and Doors



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.



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<b>Exempted Works</b>	<b>Works that require permission</b>
Repair or replacement of windows that accurately replicate the size, shape or original timber frames and glazing bars	Replacing original timber windows with new materials such as uPVC
Replacement of later inappropriate windows with timber sash windows where appropriate and timber casement windows where appropriate, to match the original samples which survive in each terrace all to have a painted finish.	Installation of double glazing to historic buildings.
Replacement or repaired doors that accurately replicate the original design	Replacement of historic front doors with modern doors of inappropriate materials and design
The replacement of later inappropriate doors with painted timber panelled doors or timber battened doors to match original samples which survive in each terrace	

The Department of Environment, Heritage and Local Government Advice Series publication [Windows: A Guide to a Repair of Historic Windows \(2007\)](#) provides useful guidance on such works and should be consulted.



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### Fascias



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

Exempted Works	Works that require permission
Retention and reinstatement of traditional materials	Addition of bargeboards and fascias to buildings that did not previously have such features
Replacement that replicates the design and material of the original	

The Department of Environment, Heritage and Local Government Advice Series publication on [Roofs: A Guide to the Repair of Historic Roofs \(2010\)](#) provides useful advice and guidance on such works and should be consulted.





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### Rainwater Goods



Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc should be retained wherever possible.

Plastic rainwater goods are not considered appropriate on buildings where cast iron has been previously used.

<b>Exempted Works</b>	<b>Works that require permission</b>
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 Environment, Heritage and Local Government Advice Series publication on [Roofs: A Guide to the Repair of Historic Roofs \(2010\)](#) provides useful advice and guidance on such works and should be consulted.



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### Boundary Walls and Railings



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

Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original.

Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework if appropriate should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

Exempted Works	Works that require permission
Repair of boundary elements using appropriate techniques and detailed to match the original.	Erection, construction or alteration of any gate, fence, wall, or other means of enclosure.

The Department of Environment, Heritage and Local Government Advice Series publications on Maintenance: A Guide to the Care of Older Buildings (2007) and Iron: The Repair of Wrought and Cast Ironwork (2009) provides useful advice and guidance on such works and should be consulted.

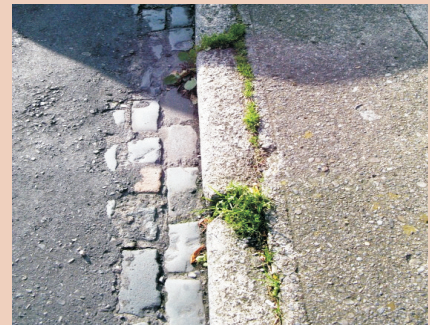
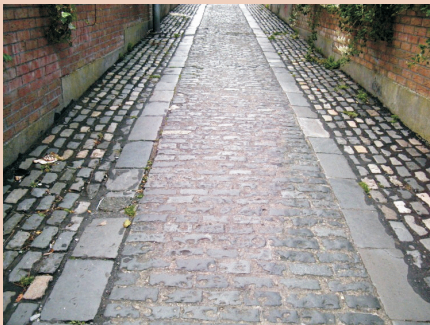


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### Historic Kerbing and Paving



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



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### 8.4 Other general works to public realm: landscaping, parking, additions and signage



All works to the public domain including environmental and utilities improvements and public lighting should not detract from, nor add clutter to the character of the area. The retention of historic public lighting will be encouraged where possible. Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

Natural features such as trees, hedges or landscaping that contribute to the character of the ACA should be retained and protected in new developments.

The ACA should not be adversely affected because of additional traffic generation, servicing or parking.

Addition of features to the front elevation of buildings is not permitted and the optimum solution would be the attachment of such additions to rear elevations. In terms of wiring, new electrical and other wiring should be underground. Redundant and unused wiring should be carefully removed.

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
	<b>All</b> signs regardless of size and location

The Department of Environment, Heritage and Local Government 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.





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



# Westmoreland Park , Ranelagh

## PHOTOGRAPHIC SURVEY



7th. May 2010



Comhairle Cathrach  
Bhailé Átha Cliath  
Dublin City Council







**Contents Sheet**  
Westmoreland Park

No.4 to No.9

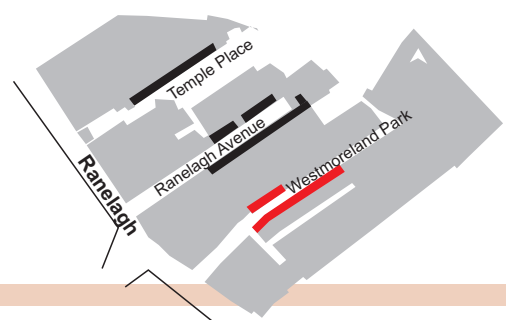
No.16 to No.19

7th. May 2010

No.4

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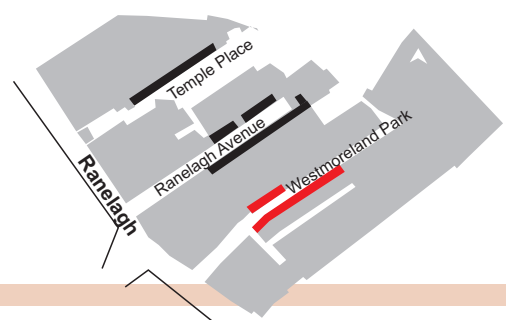
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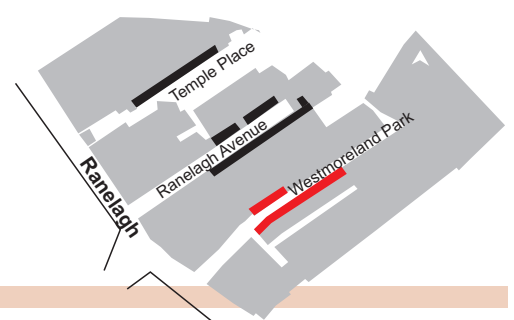
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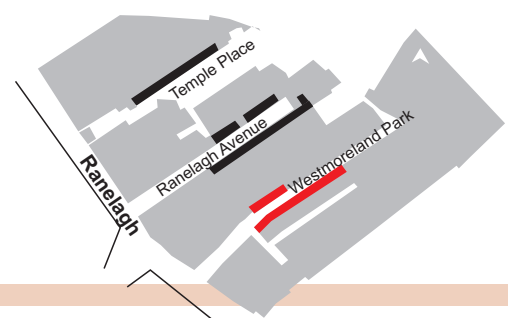
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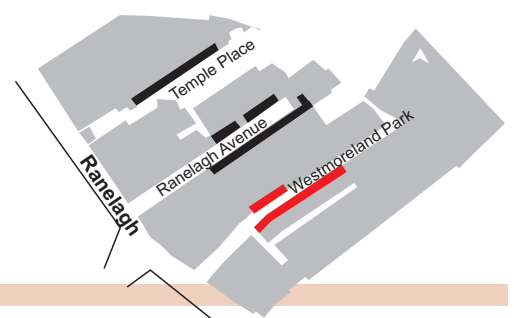
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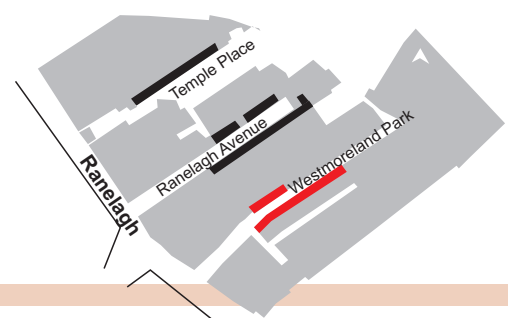
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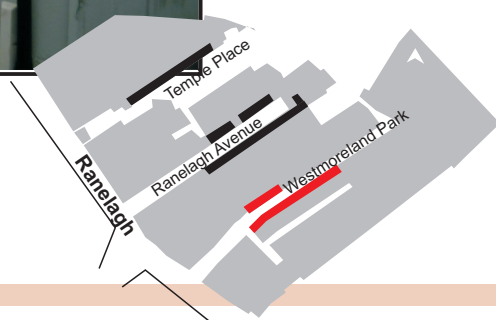
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No.16

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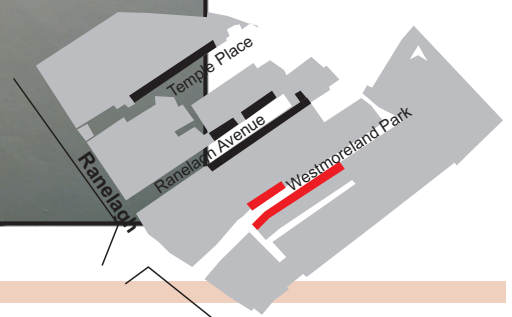




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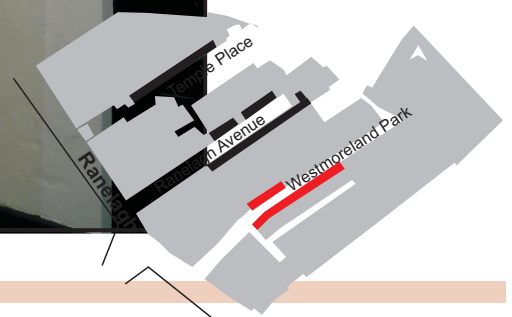
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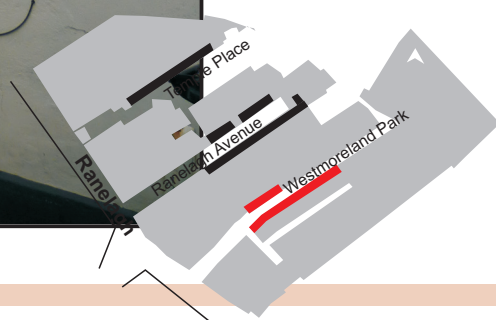
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No.19

Westmoreland Park

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