



RANELAGH AVENUE

Architectural Conservation Area Report

Character Appraisal and Policy Framework



Architectural Conservation Area Report | RANELAGH AVENUE, RANELAGH

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1.0 Introduction and Location

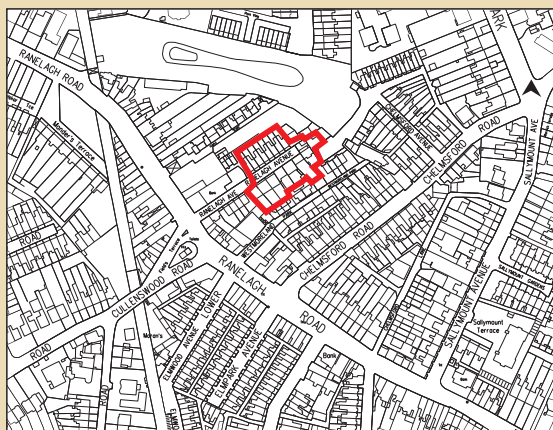
1.1 The Ranelagh Avenue Architectural Conservation area was adopted by Dublin City Council on the 7th July 2014.

1.2 Location: Ranelagh Avenue is a short and narrow cul de sac located centrally in Ranelagh to north east of and to the rear of commercial properties fronting Ranelagh Road.

2.0 Maps



Site Location Map



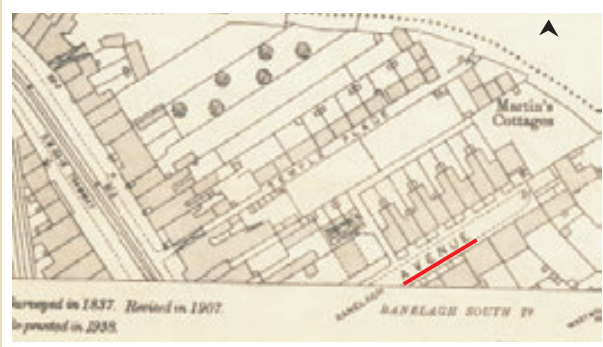
Context Map

Ranelagh ACA area outlined in red

Ordnance Survey Historical Maps of Ranelagh



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



Sheet XVIII-88 (5ft-1mile) 1907 Ordnance Survey Map, showing Ranelagh Avenue



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



No. 1 Ranelagh Avenue



Nos. 5, 6 and 7 Ranelagh Avenue



View of Ranelagh Avenue from Ranelagh Road looking east



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Door and Railing Detail Nos. 5 and 6 Ranelagh Avenue



Nos. 21 – 14 Ranelagh Avenue



View of Ranelagh Avenue from end of cul de sac looking west



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4.0 Description of Character

4.1 Historic Development

In Rocque's 1773 map a new short road is marked going from the main road in Ranelagh to what was then the old Ranelagh Gardens. No buildings are marked, but it is likely that this was Ranelagh Avenue. Building is thought to have begun in the last decades of the 18th Century, but No. 1 is the only house remaining from this period. This was part of a terrace of four houses, three of which were demolished in the 1960s-1970s. A new terrace of local authority houses was built on the site and fits well into the avenue. By 1816 most of the south side was built. The house at the end (no. 12) as well as nos. 5, 6, 7 were built in the 1880s. Originally called Westmoreland Row, the name was changed to Westmoreland Terrace in the 1850s and to Ranelagh Avenue in the 1860s, about the same time as the north side of the terrace was built. Druitt's cottages, now nos. 21a, b and c Ranelagh Avenue, were also built then in what appears to be a piece of ground attached to no. 21.

Jeremiah Hodges Mulcahy lived in No. 18. A native of Limerick, he exhibited in the RHA from 1848 to 1878. He had a school of painting in Catherine Street, Limerick, and five illustrations from drawings by him are published in the 19th Century topographical history Hall's Ireland. Another artist, W.P. Rogers, lived in No. 21 about the same time. Baker's abattoir was situated at the rear of Allied Irish Bank.

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

4.2 General Character

The general character of the street is two and three-bay two-storey terraced 19th Century structures with Georgian like features including railings to the front door and semi-circular fanlights. Two-bay terraces line the northern side of the street while three-bay terraces line the southern side. The overall special character of the street is formed from the overall uniform terrace of buildings fronting this narrow street.

5.0 Existing Designations

5.1 Zoning

The majority of Ranelagh Avenue and the area included in the architectural conservation area is zoned Z2 "To protect and/or improve the amenities of residential Conservation areas". Buildings close to Ranelagh Road are zoned Z4 "To provide for and improve Neighbourhood facilities", including House No.1.

5.2 Record of Protected Structures

The Architectural Conservation Area is comprised of 15 houses. The 15 houses, 5-12 and 14-21 Ranelagh Avenue (Reference no's 6939-6954), (See next page 6) were deleted from the Record of Protected Structures by Dublin City Council at the meeting of April 2013.



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6.0 ACA Policy

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

To remove structures Nos. 5 to 12 and Nos. 14 to 21 from the RPS and replace with an Architectural Conservation Area. (No. 1 Ranelagh Avenue will remain on the RPS as this structure dates from the 18th Century).

7.0 General Objectives

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



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8.0 Guidelines to Homeowners in Architectural Conservation Areas

8.1 All Applications

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

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

8.2 General Alterations and Domestic Extensions

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

Rear domestic extensions (Class 1) in accordance with the conditions and limitations set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001 are exempted development and do not require planning permission.

Planning and Development Regulations 2001-2010	No Longer Exempt
Class 5	The construction, erection or alteration, within or bounding the curtilage of a house, gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.
Class 7	The construction or erection of a porch outside any external door of a house.



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8.3 Guidance for Works to Particular Elements of Buildings

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

Roofs



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

The loss or inappropriate alteration of historic materials and features 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 Arts, Heritage and the Gaeltacht Advice Series publication on [Roofs: A Guide to the Repair of Historic Roofs \(2010\)](#) provides useful advice and guidance on works to roofs and should be consulted.



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Walls



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

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

Particular care is required in relation to the painting, repainting or 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 planning permission are provided in the table below.

Exempted Works	Works that require permission
Retention/repair and reinstatement of traditional materials	Removal of original render (such as rough-dash lime render)
Painting of previously painted elements in a colour appropriate to the context.	Painting or re-painting involving a change of colour or painting over previously unpainted surfaces
	Cleaning of historic buildings
Localised repointing	Wholesale repointing

The Department of Arts, Heritage and the Gaeltacht Advice Series publications *Brick: A Guide to the Repair of Historic Brickwork* (2009) and *Maintenance: A Guide to the Care of Older Buildings* (2007) provides useful guidance on such works and should be consulted.



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

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

Fascias



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

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

The Department of Arts, Heritage and the Gaeltacht Advice Series publication on *Roofs: A Guide to the Repair of Historic Roofs* (2010) provides useful advice and guidance on such works and should be consulted.



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Rainwater goods



Original rainwater goods are an integral part of the design and character of an historic building. They will normally be cast iron, which if properly maintained should last many years longer than replacement plastic goods. Cast iron gutters, down pipes and hopper heads etc. should be retained wherever possible. Plastic rainwater goods are not considered appropriate on buildings where cast iron has been previously used.

Exempted Works	Works that require permission
Replacement of defective rainwater goods that are of cast-iron and match the original profile and design. Suitably profiled cast aluminium may be an acceptable alternative to cast iron.	Additional rainwater goods that disturb or break through any decorative architectural features.
The replacement of later plastic rainwater goods with cast-iron to match original profile	

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

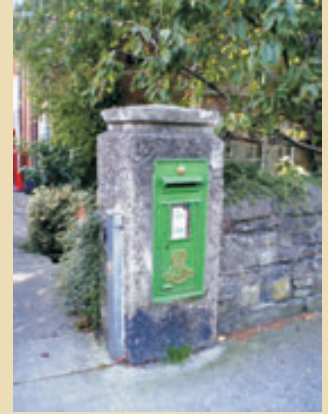


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Boundary walls and railings



Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time will be detrimental to the overall character of the area. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinth piers. Historic boundaries should be retained, repaired or reinstated as necessary using appropriate techniques and detailed to match the original. Particular care should be taken to repair or reinstate existing walls using appropriate techniques and materials. Stonework if appropriate should be locally sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

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

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



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

Historic Kerbing and Paving



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



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

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

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

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



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

The Department of Arts, Heritage and the Gaeltacht Advice Series publication on Energy Efficiency in Traditional Buildings (2010) provides useful advice and guidance on energy efficiency upgrades to the home and should be consulted in respect of any such installations.



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APPENDIX - PHOTOGRAPHS MAY 2010



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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



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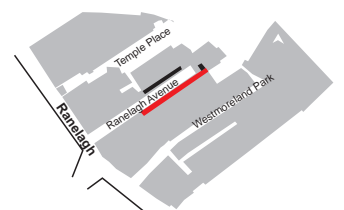
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No.14 to No. 21

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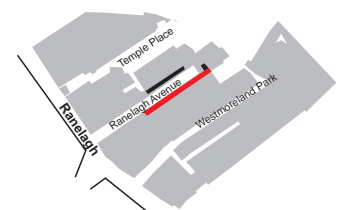
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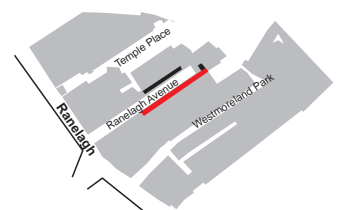
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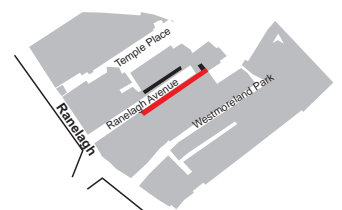
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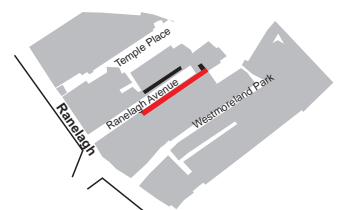
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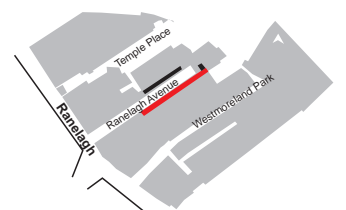
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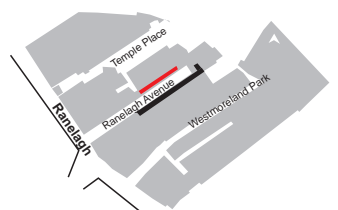
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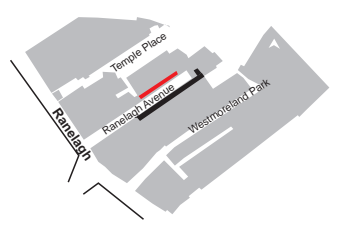
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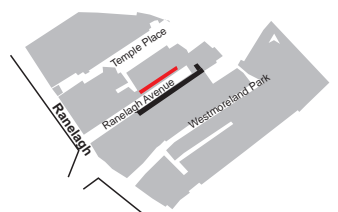
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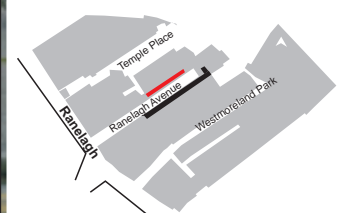
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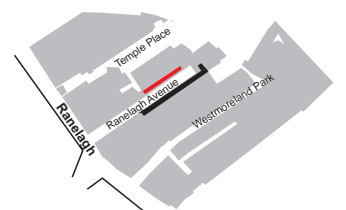
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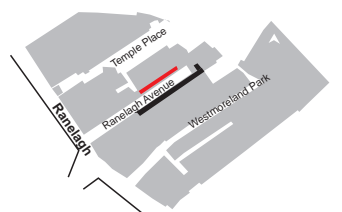
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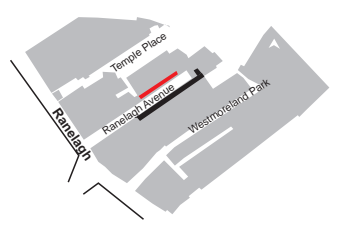
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