

Phibsborough Centre

Architectural Conservation Area Report

Character Appraisal and Policy Framework



Architectural Conservation Area Report: PHIBSBOROUGH CENTRE

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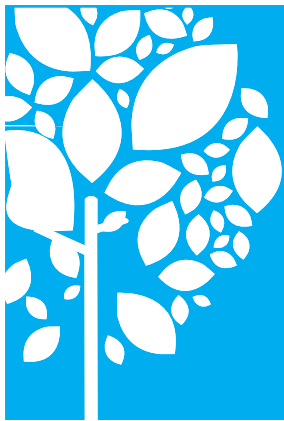
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1.0 Phibsborough Centre, Introduction & Location

1.1 Introduction

The Phibsborough Centre Architectural Conservation Area was adopted by Dublin City Council on the 5th of October 2015 by way of variation (No. 24) to the Dublin City Development Plan 2011-2017.

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

Dublin City Council has designated a number of Architectural Conservation Areas within the city in accordance with a list of proposed ACAs contained in Appendix 11 of the 2011-2017 Dublin City Development Plan; with Phibsborough Centre ACA at No. 10 on that list. The Architectural Conservation Area will provide a legal basis to preserve and enhance the built heritage of established residential and commercial centre and to safeguard this area from loss of their architectural

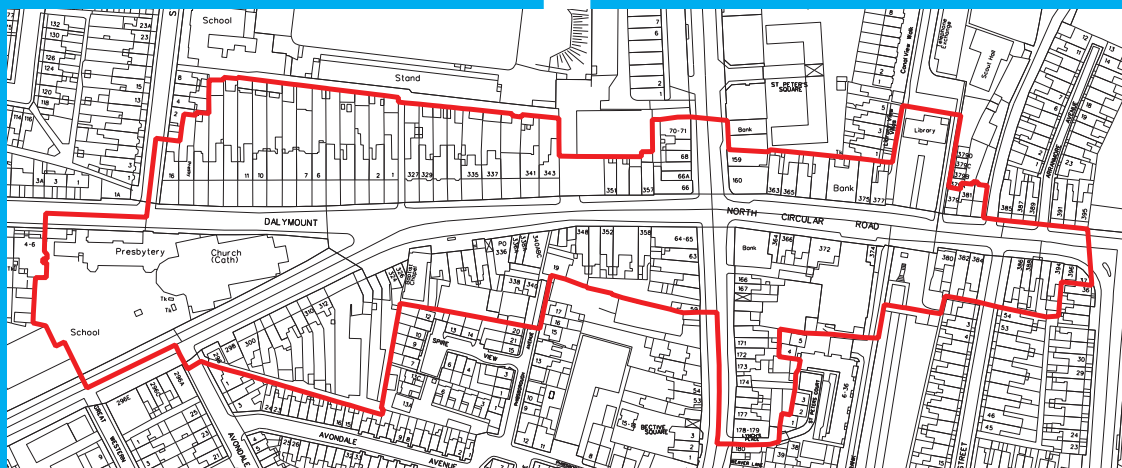
integrity through inappropriate subdivision, fenestration, shopfronts, extensions etc.

The current boundary of the Phibsborough Centre is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

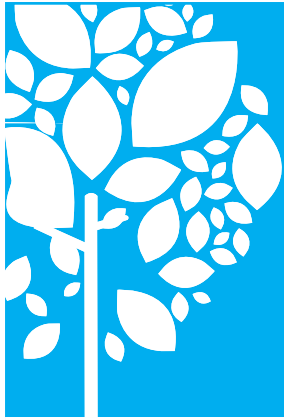
Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. The avoidance of unnecessarily detailed controls over householders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

1.2 Location

This area runs from west from St. Peter's Church at the junction of Cabra Road and the North Circular Road and the junction of Berkeley Road and the North Circular Road. This includes the lands zoned Z4 around Doyle's Corner, the lands zoned Z1 and Z2 at the western and eastern parts of the ACA including the Victorian Terraces on North Circular Road and Dalymount.

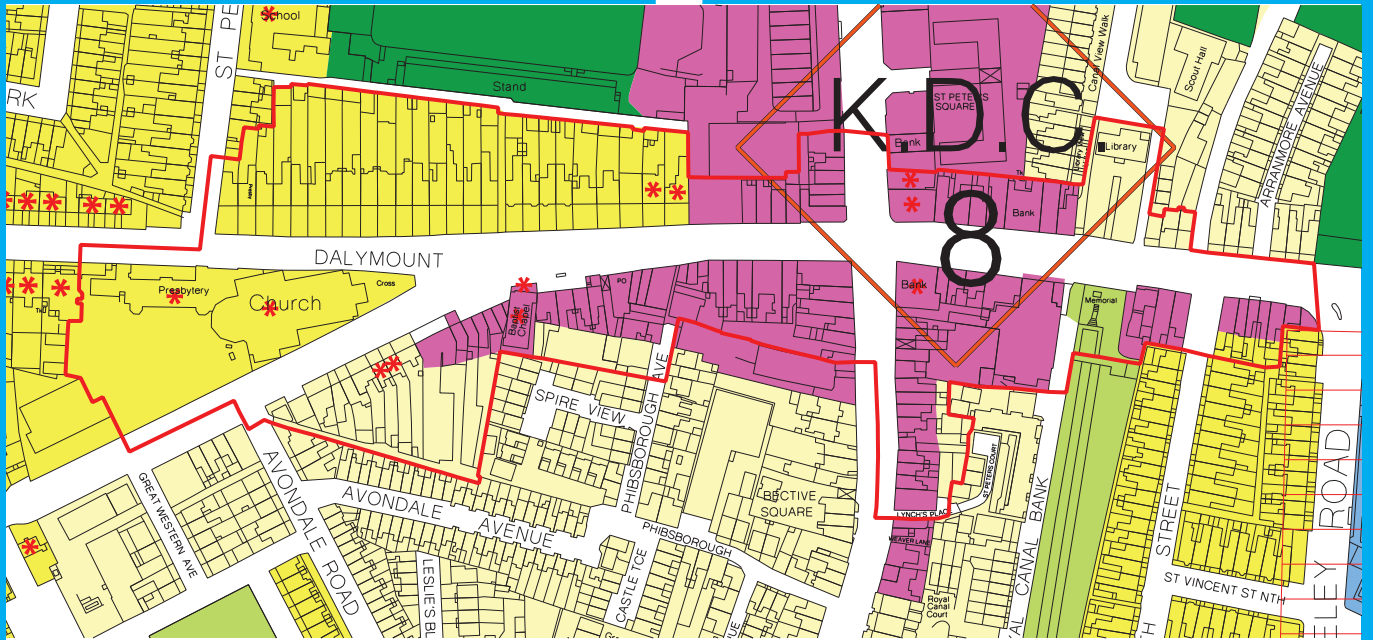


Map 1: Site location map showing boundary of Architectural Conservation Area in red.



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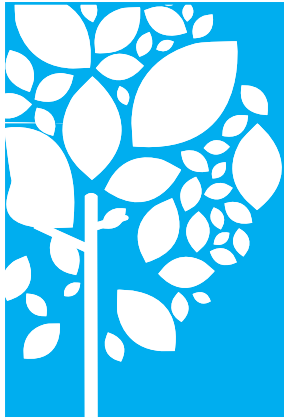


Map 2: Zoning map showing boundary of Architectural Conservation Area.

ACA Boundary encompassing the rear boundary lines of the principle street fronted structures in Phibsborough centre. The boundary of the ACA ensures that individual sites are not subdivided.

Zoning Definitions

Zone Z1	To protect, provide and improve residential amenities	
Zone Z2	To protect and/or Improve the amenities of residential conservation areas	
Zone Z4	To provide for and improve mixed-services facilities.	
Zone Z9	To preserve, provide and Improve recreational amenity and open space & green networks	
Zone Z10	To consolidate and facilitate the development of inner city and inner suburban sites for mixed use development of which office, retail and residential would be the predominant uses	

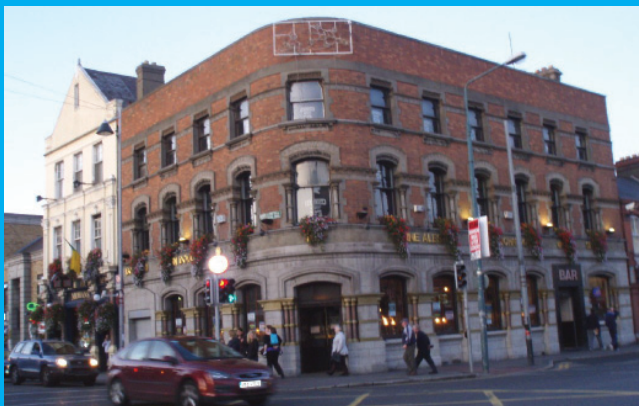


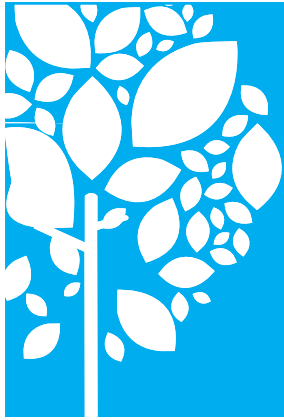
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- 2. Photographs
- 2.1 Doyle's Corner





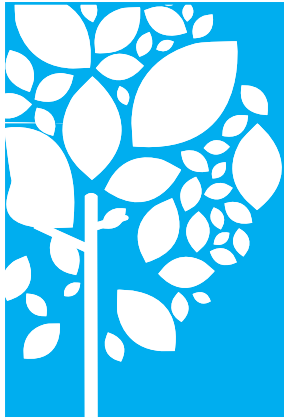
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2.2 North Circular Road

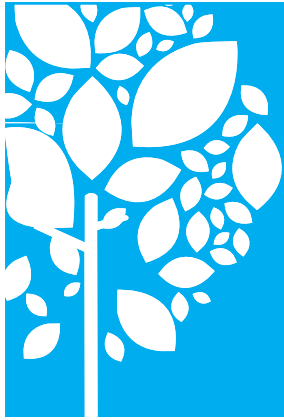




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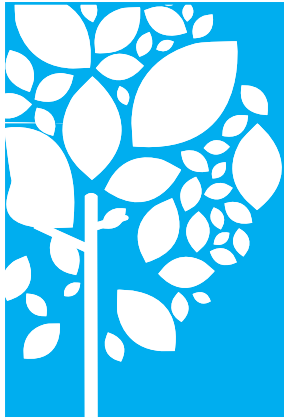
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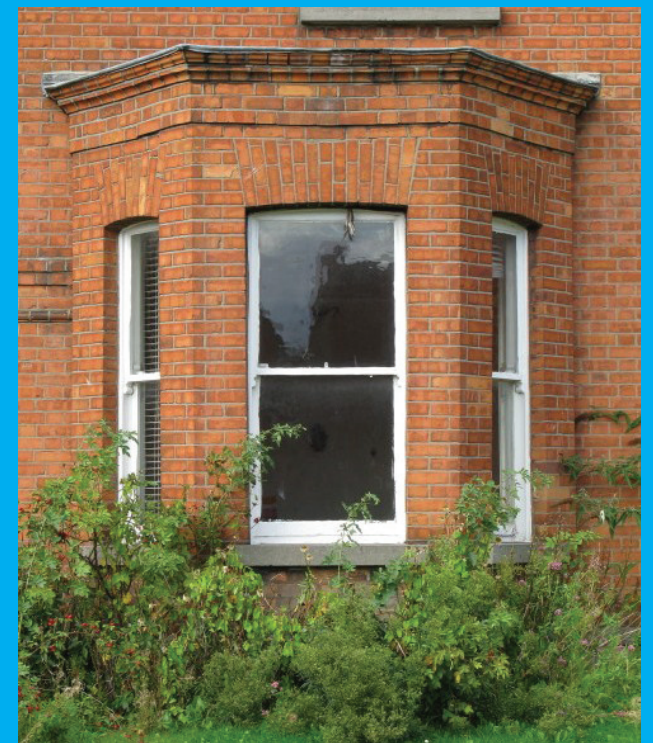
2.3 Dalymount

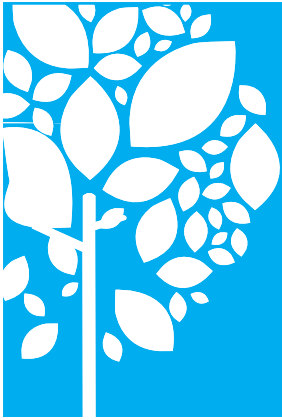




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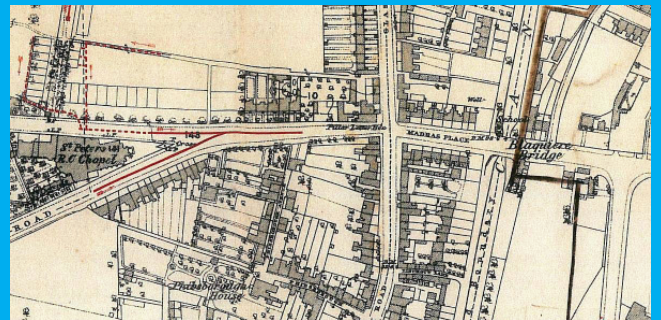
2.4 Phibsborough Road



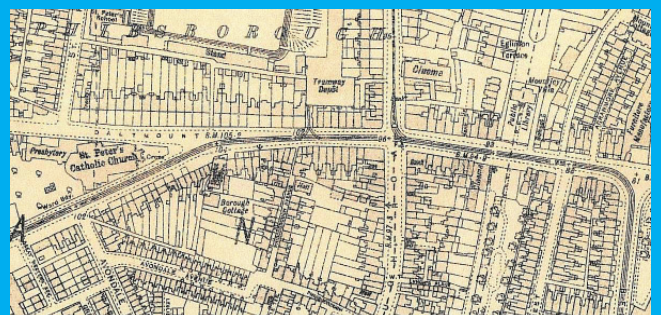
3.0 Historic Development

Phibsborough developed from the second half of the 18th century on the main road north to Finglas and Glasnevin. Christine Casey in her book 'Buildings of Ireland', published by Yale University Press, writes that the Phipps family bought property in the area during this period. Other landowners were the Moncks, Gardiners and the Earls of Blessington (Casey 2005, 273). The urban core of Phibsborough dates largely to this time.

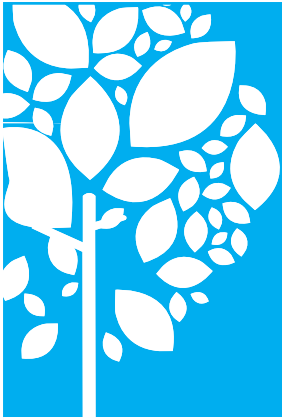
Developments such as the layout of North Circular Road and the Royal Canal in the late 18th century followed by the Midlands and Great Western Railway in the 1840's accelerated development. The overall character of Phibsborough is defined by large areas of residential development mainly Victorian in date but also includes Georgian, Edwardian and modern buildings. A number of houses from the first half of the 19th century survive, generally built of yellow-brown brick with parapet fronts and steps up to the ground floors. The consolidated development in the latter half of the 19th century left a fine stock of red-brick terraces associated with the Victorian period.



Extract from Ordnance Survey, Sheet XVIII-7 (1:2500) (1864).



Extract from Ordnance Survey, Sheet XVIII-7 (1:2500) (1936).



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4.0 General Character

4.1 Phibsborough Road

Phibsborough Road is a broad thoroughfare leading northward from the Broadstone, forming one of the historic radial routes which converge on the medieval centre of the city. North of Monck Place, the scale and width of Phibsborough Road is quite intimate, with small one and two-storey buildings of varying size and materials built out to the pavement, many with shops at ground level. The architectural character of this part of the street is in the main determined by simple Victorian red-brick buildings with decorative features such as curved gables, timber bargeboards and brick detailing.

4.2 Doyle's Corner

The main road junction of North Circular Road and Phibsborough Road, known as Doyle's Corner forms the hub of the village of Phibsborough. It is articulated by four, three-storey late 19th century buildings, all of which are protected structures, which underpin the commercial character and urban density and are an identifiable landmark of Phibsborough. North of Doyle's Corner, Phibsborough Road widens and the historic character of the road makes way for a number of modern buildings, the most dominant of which is the concrete-panel clad office tower of the Shopping Centre.

4.3 North Circular Road

The North Circular Road was laid out in open countryside in the 1780's, forming an arc from the Phoenix Park to the harbour at North Wall. It marked the periphery of the expanding 19th-century city and varies in character along its length. St. Peter's Gothic Revival Church at the western end of the Architectural Conservation is a dominant landmark which terminates the vista looking from Doyle's Corner west. Fine two-storey residential Victorian terraces border the northern side of the North Circular Road at Dalymount. There are a number of shops located on the southern side of the street. From Doyle's Corner, the North Circular Road slopes downward towards Dorset Street. There are a number of Victorian shop buildings along this stretch.

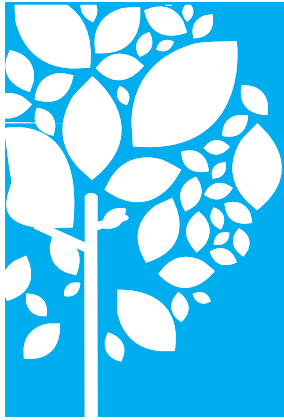
4.4 Character Appraisal

The special architectural and historic interest that justifies the designation of Phibsborough Centre as an Architectural Conservation Area is derived from the following features:

- It forms part of the surviving Victorian/Edwardian suburbs dating from the 1840s to the 1920s that characterize the development of the city inside the canal ring after the arrival of efficient public transport.
- The attractive scale, proportions and detailing is typical of Victorian and Edwardian retail and commercial architecture. The village centre has a wide range of building types from an early twentieth century library and former cinema to varying scale and age retail units to places of worship and public houses.
- The strong visual quality of the varying groupings of terraced brick buildings and the rhythmic architectural pattern provide an attractive built environment with eclectic detailing. The building pattern is diverse and has evolved with quite a dense grain. Apart from the crossroads formation, the other notable street pattern is the dramatic forked junction at St Peter's Church.
- The ACA contains a number of significant buildings retained on the RPS due to their more unique architectural characteristics and earlier date of construction.
- The quality usage of historic building materials in the elevations shopfronts and boundary treatments of the historic buildings, historic paving.

5.0 Existing Designations

5.1 Zoning: St. Peter's Church and the terrace of Victorian and late Georgian houses on the northern side of Dalymount and the North Circular Road is zoned Z2: 'To protect, provide and improve residential amenities'. The area around Doyle's Corner (junction of Phibsborough Road and North Circular Road) is zoned Z4: 'To provide for and improve mixed services facilities'.



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The southwestern and northeastern areas of the ACA are zoned Z1: 'To protect, provide and improve residential amenities'. The area along Royal Canal Bank is zoned Z9: 'To preserve, provide and improve residential amenity and open space'.

5.2 Record of Protected Structures(RPS):

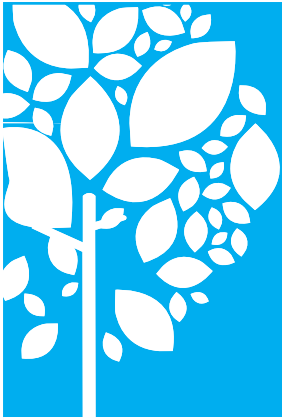
There are eleven Protected Structures located within the ACA. The National Inventory of Architectural Heritage survey has not been carried out for this part of Phibsborough to date.

Dublin City Development Plan 2011-2017

RPS Ref.	Address	Description
1730	St. Peter's Church	St. Peter's Church
1728	308 North Circular Road	House
1729	310 North Circular Road	House
1732	North Circular Road	Former Baptist Church(between even no.s 326 & 328 Circular Road North): main façade, tower/belfry, main building to line of rear of belfry
1733	341 North Circular Road	House
1734	343 North Circular Road	House
6734	159 Phibsborough Road	Licensed Premises
6735	160-161 Phibsborough Road	Licensed Premises
6736	162-165 Phibsborough Road	Allied Irish Bank (former)

Structures added to the RPS post adoption of Dublin City Development Plan 2011-2017

Adopted on 13/05/2013	66, Phibsborough Road, Dublin 7	Licensed Premises
Adopted on 13/05/2013	64-65, Phibsborough Road, Dublin 7	Excluding the interior & exterior of the modern commercial premises at ground floor level



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6 ACA Policy

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

7 General Objectives

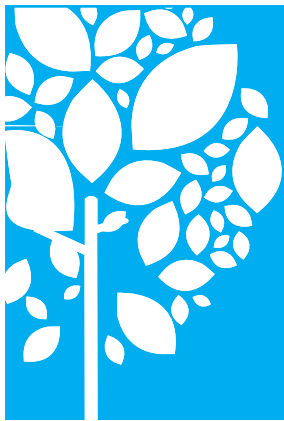
7.1 List of Objectives

- To encourage the retention of original windows, doors, shopfronts, brickwork, renders, roof coverings and other significant features of historic buildings and landscape features such as trees within the ACA.
- To encourage reinstatement of original features (see Section 8.3 for details).
- To ensure that any development, modifications, alterations, or extensions affecting a structure within the ACA are sited and designed appropriately, comply with development standards and are not detrimental to the general character of the ACA.
- To encourage the removal of redundant modern signage and wiring which detract from the visual quality of the public realm.
- Dublin City Council will endeavor to ensure that works to the public domain, such as works of environmental improvement, or of utilities improvements, are of the highest standards and do not detract from, nor add clutter to, the character of the area.
- Dublin City Council will seek to ensure that any surviving historic streetscape features such as historic public lighting, granite kerbstones and stone setts in the public realm will be retained.

7.2 Problems & Pressures

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

- Infill or backland development which can have an adverse impact on the unity and harmony of the existing development. Newer development can result in the erosion of the area's character with over sized extensions or infill development which does not match the quality of the Victorian or Edwardian building in terms of scale, materials, proportions or detailing.
- Over proliferation of signage on commercial/retail units often obscuring historic shop fascia, pilasters and shop windows.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular, the use of double glazing, uPVC window and door frames and signage and satellite dishes erode the architectural character and appearance of the buildings.
- Bin storage, necessitated by subdivided units leads to a deterioration of visual appearance.
- Porches, extensions, roof alterations which have an impact on the frontages of buildings in the area and an adverse impact on its character.
- The use of small front gardens to provide for car parking results in the loss of front boundary treatments. Soft landscaping for car parking degrades the character of the streetscape and buildings.



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8 Guidelines to Owners/Occupiers 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.
- Alterations and extensions to existing buildings should be carried out in materials to match existing or in keeping with the character and appearance of the ACA. The normal exemptions to replacement windows, porches or garage frontages would not apply (see section 8.2 for further details).

8.2 General Alterations and Domestic Extensions

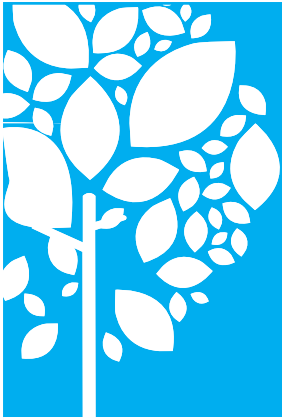
Alterations that would be considered to materially affect the character of the ACA would require permission. The works set out in Classes 5 and 7 of the Planning and Development Regulations 2001 are not exempted development.

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

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

Planning and Development Regulations 2001-2010

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, building owners/occupiers are advised to contact the Conservation Section of Dublin City Council.

8.3.1 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.

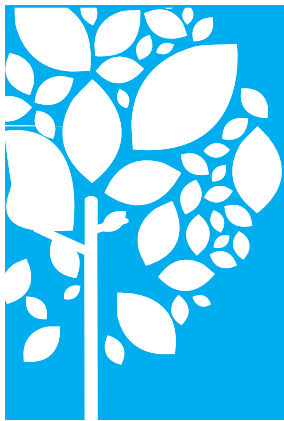
The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials.

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 and reinstatement of traditional roofing materials	Alteration of historic materials and features that alter the character and appearance of the roof. Addition of modern features to the front pitch only e.g. roof lights, solar renewable
The replacement of later inappropriate roof coverings with natural slate	Change of roof pitch
Repair of chimneystacks using appropriate/traditional materials	Removal of 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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8.3.2 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.

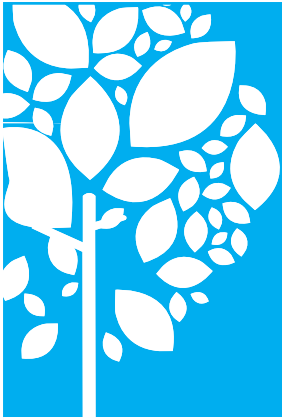
Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework

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 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 front and side elevations of historic buildings
Small Scale 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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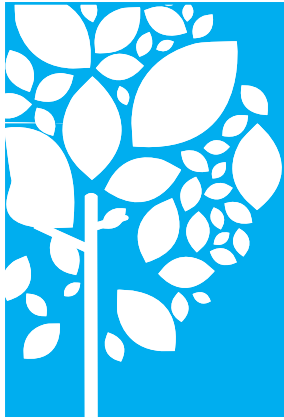
8.3.3 Windows and Doors



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.



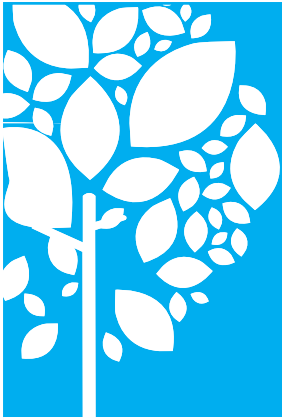
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Exempted Works	Works that require permission
Repair or replacement of windows that accurately replicate the size, shape or original timber frames and glazing bars	Replacing original timber windows with new materials such as uPVC
Replacement of later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

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.



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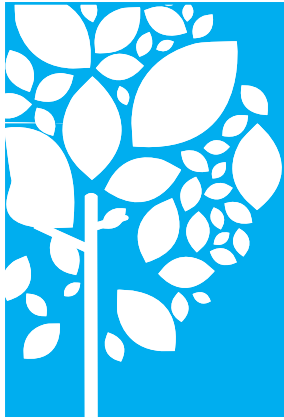
8.3.4 Commercial/Retail



Being a historic commercial centre, the area retains a diverse range of highly ornate retail, commercial and public house exteriors. There is a wide variety of original brick, stone and timber shop fronts including original fascias, corbels, pillars, display windows and entrance doors. The front façade of some premises is decorated with terracotta tiles, stone or stucco capitals with polychromatic brick elevation detail and gable fronts to the roof line. Much of this quality design has been disguised an unstructured accretion of signage, wiring and the painting of stone and brickwork.

Every effort should be made to retain or re-use original shopfronts and pub fronts. Alterations or repairs to shopfronts, brickwork, stonework or render styles should respect the original material and endeavour to match it in appearance.

The removal of redundant signage and redundant wiring should be encouraged and every effort made to uncover original features to expose their original architectural quality. Where alterations are being made to traditional shopfronts, care must be taken to ensure that they are in keeping with and do not detract from the integrity of the original design. Where new shop fronts are being established, the use of reproduction, traditional style shop fronts should generally be avoided unless dictated by the particular context. Instead the establishment of good-quality modern shopfronts will be encouraged having a crisp, simple and streamlined design. While less ornate than their traditional counterparts, the design should comprise strong frameworks, including a well defined fascia panel, pilasters and a strongly defined base (known as a plinth or stallriser).



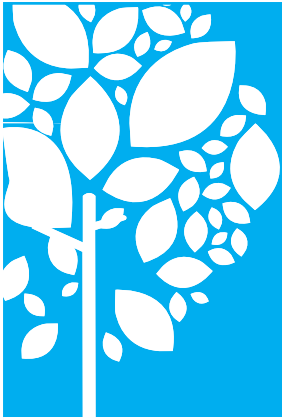
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Exempted Works	Works that require permission
Repair or localised replacement of elements of historic shop fronts	Replacement of later inappropriate shop fronts have regard to the architectural fabric and fine grain of traditional retail frontage, whilst providing for modern retail formats
	Removal of separate access to upper floors
	Replacement/concealing of original shop front details
	Establishment of new shop fronts
Removal of redundant wiring and signage ensuring minimal impact to the historic shop front materials	Establishment of all new signage, lighting and cabling routes on the front and prevalent side elevations
Painting of previously painted surfaces in a colour appropriate to the context	Painting of previously unpainted surfaces

Dublin City Council's publication Shopfront Design Guide (2003) provides useful advice and guidance on such works and should be consulted

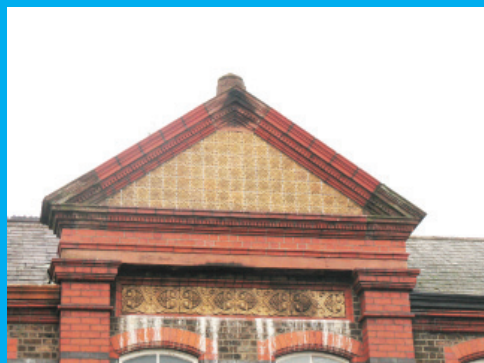


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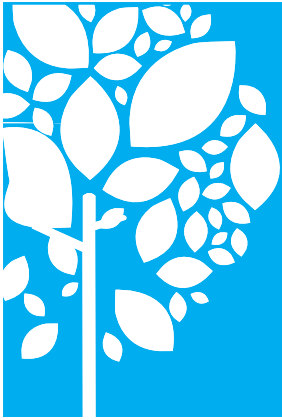
8.3.5 Gable Fronts, Finials and Ridge Combs



Features such as gable fronts, finials and ridge combs 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
Reinstatement and repair that replicates the design and material of the original	Replacement with non traditional materials

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. A Guide to the Care of Older Buildings (2007) and Iron: The Repair of Wrought and Cast Ironwork (2009) should also be consulted.



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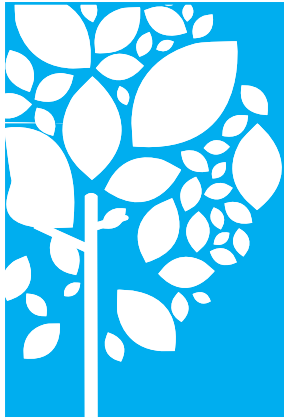
8.3.6 Rainwater Goods



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	Replacement of existing rainwater goods using inappropriate materials.

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.

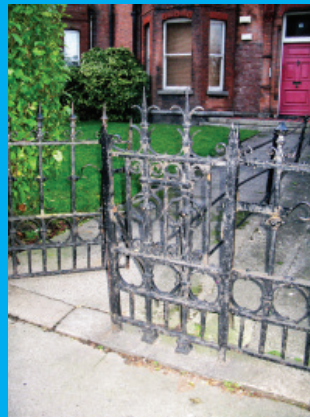
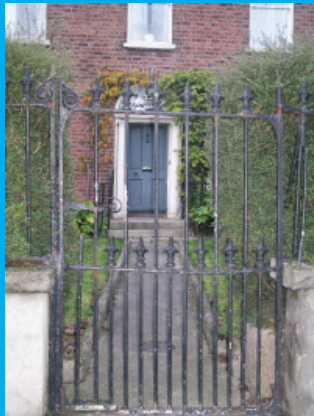


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8.3.7 Boundary Walls and Railings



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.

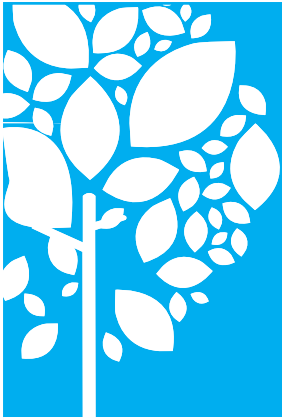
Exempted Works

Repair of boundary elements using appropriate techniques and detailed to match the original.

Works that require permission

Erection, construction or alteration of any gate, fence, wall, or other means of enclosure to the front side or rear boundaries.

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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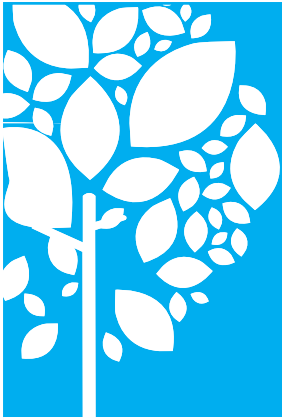
8.3.8 Historic Kerbing and Paving



Existing stone kerbstones and traditional paving as well as are important streetscape features to be retained.

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

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



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8.3.9 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 REAR of buildings	Addition of features such as solar panels, aerials, satellite dishes, CCTV cameras, heating system flues and vents to the FRONT of buildings
	All commercial advertising and public signage regardless of size and location

In relation to burglar alarms on the front of buildings, written agreement should be sought from the planning authority prior to works commencing, showing details, drawings, methodology etc. of proposed works, submitted to the planning authority by means of an application for a Declaration under Section 5 of the Planning and Development Act 2000. The application should be accompanied by such information as is necessary to demonstrate that the proposed works are justified, and that they will be carried out to best conservation standards, in such a way that the works will not materially alter the character of the protected structure.

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.