

Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# IVEAGH GARDENS & ENVIRONS, CRUMLIN

## Architectural Conservation Area Report

Variation No. 8  
of the Dublin City Development Plan  
2022-2028

ACA No.  
**25**

## **Architectural Conservation Area Report**

**Status:** Planning Policy Document

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# 1. Introduction & Planning Policy Context

## 1.1. National Policy - Purpose of Architectural Conservation Area

The Iveagh Gardens and Environs, Crumlin Architectural Conservation Area (ACA) was adopted by Dublin City Council on the 1st December 2025 by way of variation (No.8) to the Dublin City Development Plan 2022-2028.

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 ACAs are how 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 to reinforce Dublin City Council's policy objectives of promoting, protecting and enhancing its environment.

ACAs were introduced under the Planning and Development Act 2000 (as amended). ACAs are diverse in size and character but in general, it is the area character and special interest that is of importance and not the individual buildings.

The Iveagh Gardens and Environs, Crumlin ACA is prepared in accordance with the Dublin City Development Plan 2022-2028, Chapter 11 Built Heritage and Archaeology, which guides decision-making through policies and objectives and the implementation of national legislation to conserve, protect and enhance our built heritage and archaeology.





Subsection 11.5.2 Architectural Conservation Areas, summarises the legislative basis and purpose of an ACA designation, to protect and enhance the special character of an area and help guide and manage change to ensure developments are sympathetic to the special character of the ACA. This ACA designation forms part of the City Council Development Plan policy and management framework to ensure that the special historic character of the area is protected and enhanced. A successful ACA contributes to National and City Plan objectives to create a more compact, vibrant city and reduce our carbon footprint.

Dublin City currently has 24 ACAs and a further 16 priority ACAs, including Iveagh Gardens, Crumlin, were identified for prioritisation following careful consideration of the aspects required to identify areas for protection under an ACA.

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 area's special architectural or historic interest is the primary objective of the ACA. Planning permission for development proposals within or adjacent to an ACA will be granted provided that they preserve or enhance the character or appearance of the ACA.

It is not just the planning authority however, that has the role of protecting and enhancing ACAs. The principal guardians are the residents and business owners who live and work in the ACA and who are responsible for maintaining the individual properties. The designation raises awareness of an area's special attributes and can foster pride in the locality. Planning guidance stresses that our built and natural heritage should be valued and protected as a central part of our cultural heritage and that responsibility for environmental stewardship is shared by everyone.



## 1.2. Local Policy – Purpose of the Architectural Conservation Area Appraisal

This appraisal seeks to define the key elements that contribute to the special historic and architectural character of the Iveagh Gardens and Environs, Crumlin ACA. The character of the area is influenced by a range of issues including the layout of the buildings; their use; the materials, colours and textures employed and the relationship between the built form and the landscape elements.

The careful management of new development and the monitoring of change within the city's ACAs is crucial to ensuring the future preservation and enhancement of the city's historic built environment. The character appraisal report, therefore, forms an essential tool to inform design proposals; the preparation of enhancement proposals, and also the making of planning decisions within the area.

The boundary of the Iveagh Gardens and Environs, Crumlin ACA is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

## 2. Location & Setting

### 2.1. Location

The Iveagh Gardens and Environs ACA is in Crumlin, a relatively densely populated suburb located to the southwest of the city. The suburb lies between busy routes to the north and south that radiate from the city centre, one of which is Crumlin Road which starts at the Camac Bridge over the Grand Canal at Dolphin's Barn. Running south-eastwards, Crumlin Road terminates at the junction of St. Mary's Road which leads on to the historic village of Crumlin, also an ACA. The existing Crumlin ACA is arranged around St. Agnes Road and captures the medieval Christian origins of the historic village. This ACA centres on the Iveagh Gardens and the Iveagh Grounds, a housing estate and sports facility located in the northern part of the suburb.

The Iveagh Gardens is located mid-way along Crumlin Road, to the north side directly adjacent the Iveagh Grounds. Along with Brickfields Park to the rear of these sports fields, they

provide a relatively natural and quiet setting for the neighbouring early 20th century residential enclave.

Together the Iveagh Gardens and the Iveagh Grounds have a distinct and unique character defined by their philanthropic origins, their architectural designs and their setting.

### 2.2. Architectural Conservation Area Boundary

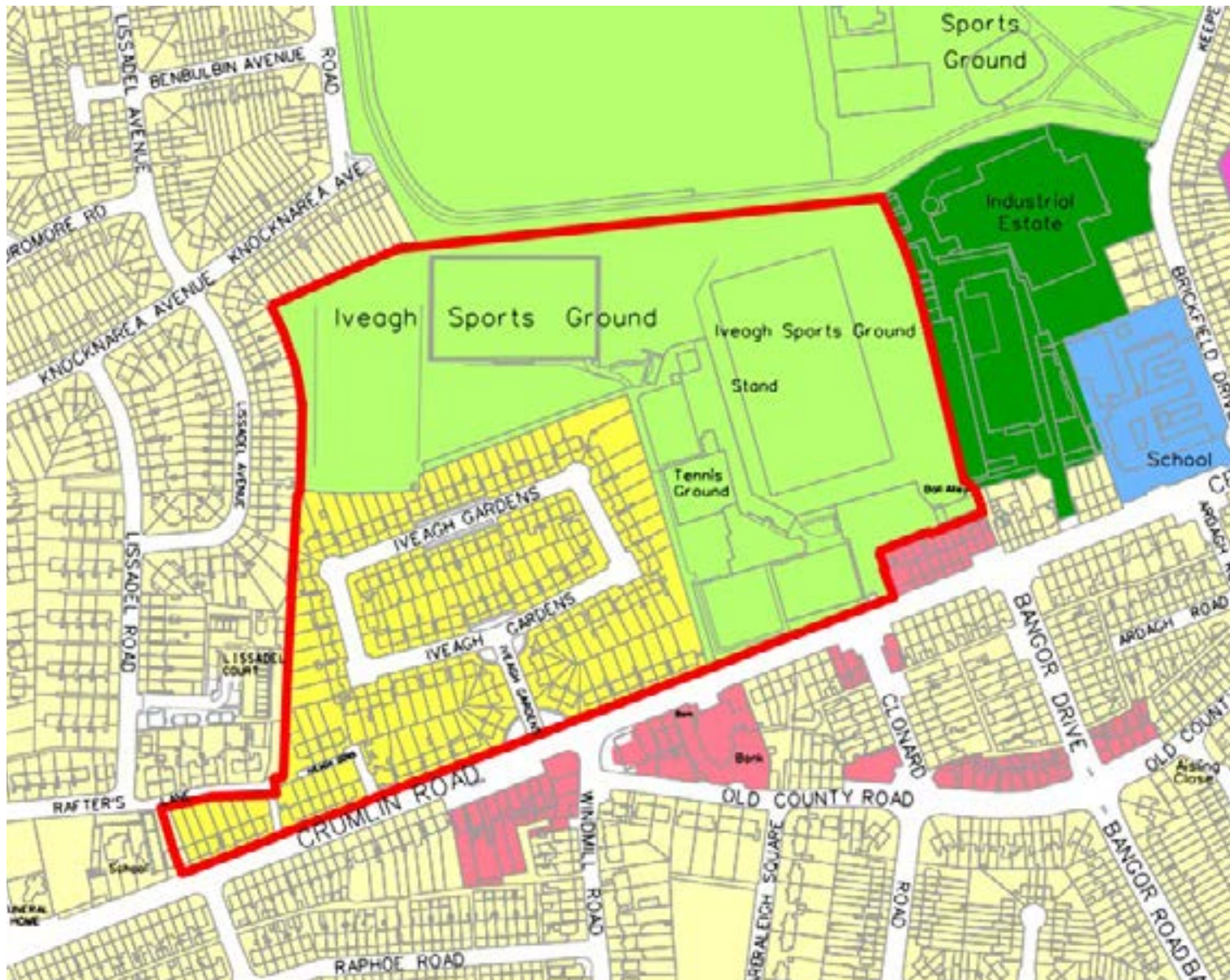
The selected boundary comprises the Iveagh Gardens housing estate, the adjacent Iveagh Sports Grounds and associated structures (see Map 1).



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



Map 2: Zoning map showing boundary of Architectural Conservation Area



 Zone Z2 Residential Neighbourhoods (Conservation Areas)

 Zone Z9 Amenity / Open Space Lands / Green Network

## 3. Historic Development

### 3.1. Context & 20th Century Development

In the context of Dublin's suburbs, the Iveagh Gardens housing estate is a rare example of an intact early 20th century philanthropic housing initiative, its development integral to the architectural evolution of suburban Dublin.

The Iveagh Trust (formerly Guinness Trust) is one of the largest and Ireland's oldest housing charities, established in 1890 by Edward Cecil Guinness, the first Earl of Iveagh. The goal of the Trust was to provide housing for the labouring classes in Dublin, typically in large scale purpose-built apartment blocks

in city centre locations. Their largest scheme at Bull Alley provided a variety of accommodation types supported by a broad range of ancillary services including adult education, gym and leisure facilities. In 1925 members of the Trust debated whether the construction of additional blocks of apartments in city centre locations or alternatively cottages provided on its outskirts would be preferable. A suburban cottage scheme was decided upon at a site in Crumlin.

The development of the scheme was undoubtedly influenced by the 'garden suburb' model evident in Britain in the post-war period and promoted in the 'Manual on the Preparation of State-aided Schemes' (Local Government

Board, 1919). These 'garden suburb' developments provided alternative accommodation for residents of overcrowded city centres in cottage-style dwellings on the outskirts of towns and cities. The proximity to places of employment in the city allowed the developments to be fully residential in character. Large tracts of greenfield land were available for purchase at lower costs allowing houses to be built at lower densities with access to private outdoor space. Key defining design features of this innovative approach to urban planning included simple layouts with generous high quality landscaped spaces, both communal and private, and tree lined routes and vistas. A report of 1919 titled 'Housing of the working



classes in Ireland' specified densities of not more than 10 houses to the acre (c. 25 per hectare) which was much lower than previous norms. The report also included suggested 'plans for the layout of typical sites and for various types of houses' including wider house frontages to allow natural light to penetrate, minimum room sizes and standard house layouts of four- or five-rooms. As was the case in Britain, private developers were required to follow the standards set out for local-authority housing.

The Trust purchased a 30 acre (c. 12ha) greenfield site to the north of Crumlin Road from Messrs. A Guinness and completed a total of 136 houses (and one commercial unit) on the site in the years

between 1926 and 1937. The houses were designed by the firm of O'Callaghan & Webb of Dublin. They were constructed by the firm of H. and J. Martin, who were based in Belfast but involved in construction projects throughout Ireland. Five main phases of housing were constructed, the first was occupied by 1927 and comprised 42 houses, built at a cost of £40,554 (Nos. 248-282 Crumlin Road (even nos. only), 11-16; 37-48; and 105-110 Iveagh Gardens). This phase included a purpose-built shop with living accommodation over (No. 284 Crumlin Road). The second phase provided an additional 40 houses completed by 1928 (Nos. 17-36; 49-52; 89-104 Iveagh Cottages). An additional 36 houses completed the scheme in 1932 (Nos.

53-88 Iveagh Gardens). The four houses known as Little Iveagh (Nos. 2, 4, 6, and 8 Iveagh Gardens) were constructed by c. 1933. The scheme was completed in 1937 following the purchase of an additional parcel of land at the south-west end of the scheme. Three short terraces comprising an additional 14 houses were constructed (Nos. 286-312 (Crumlin Road (even nos. only))). The completed development comprised a variety of four- and five-roomed houses, accommodating 637 people built at a total cost of £134,000. The layout conformed to the 'garden suburb' ideal regarding plot density, the provision of gardens to the front and rear, and variety in the design of house-types.





	Year	Total Houses	4 Rooms	5 Rooms	Residents
Phase 1	1926-7	42			
Phase 2	1928	40	12 (Phase 1 & 2)	70 (Phase 1 & 2)	426 (Phase 1 & 2)
Phase 3	1930-32	36			
Phase 4	c.1933	4			
Phase 5	c.1935-37	14	40 (Phase 3, 4 & 5)	14 (Phase 3, 4 & 5)	211 (Phase 3, 4 & 5)
Total		136	52	84	637

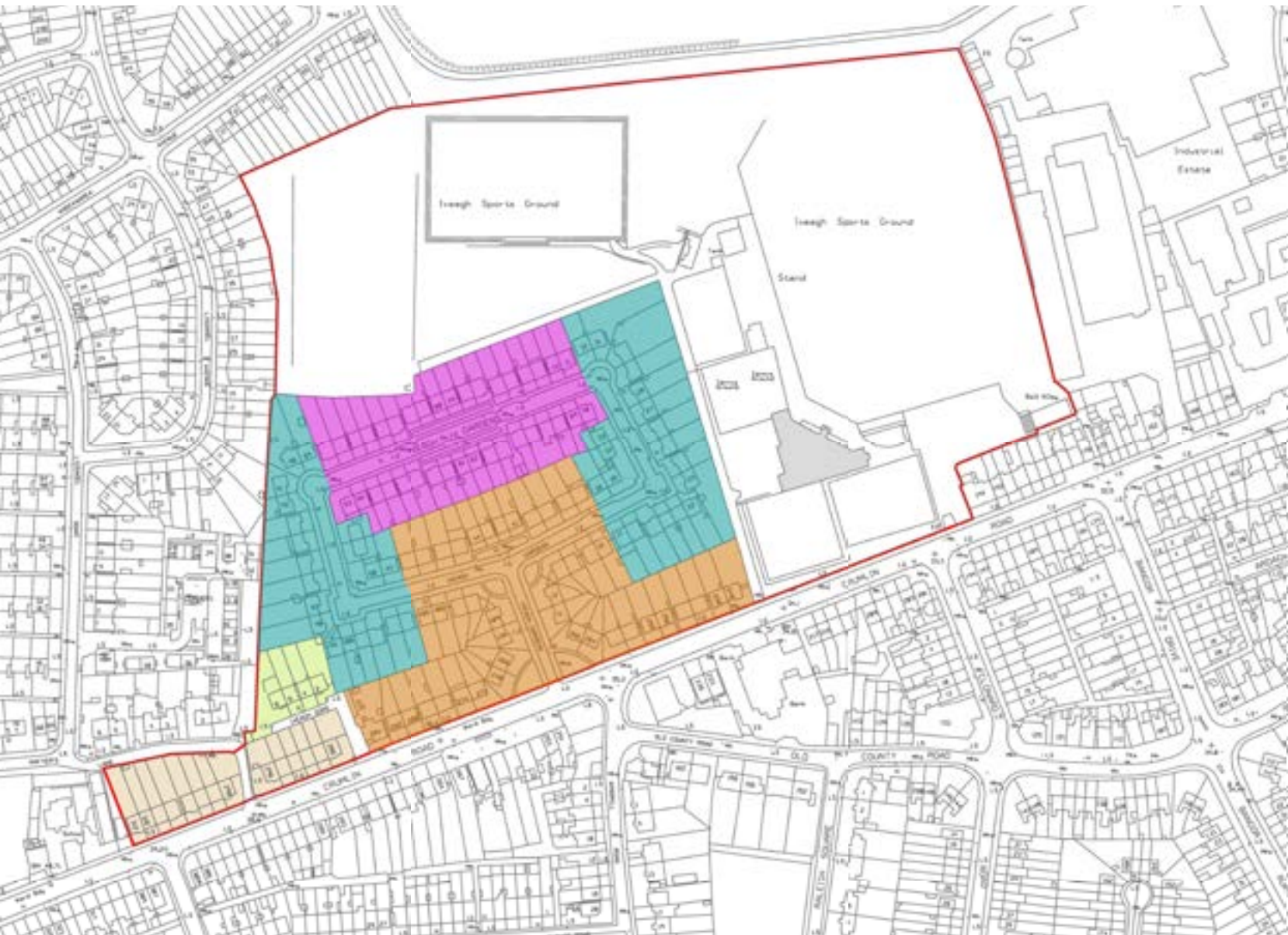
The estate was not designed to be exclusively populated by Guinness employees but to provide high quality housing for working-class families in a green suburban setting. Rents charged by the Trust for the houses at Iveagh Gardens were considerably higher than those charged for their city centre apartments and those charged for other local-authority housing schemes in the city. Rents ranged from 19/- shillings for the four-roomed houses to 21/- shillings for the larger five-roomed houses. Rents were collected at a small office extension to no. 248 Crumlin Road at the south-

east end of the scheme. Thom's Street directory indicate that the scheme was originally named Iveagh Cottages and that house numbering originally ran sequentially and included those houses fronting onto Crumlin Road. Later the numbering was amended with buildings fronting onto Crumlin Road being readdressed as 248-312 Crumlin Road (even nos. only) and the remainder of the houses within the estate as Nos. 2, 4, 6, 8 and 11-110 Iveagh Gardens.






The final phase of housing at Iveagh Gardens coincided with the

commencement of one of the most significant periods of social housing construction ever undertaken by Dublin Corporation. During this period Crumlin's largely rural setting would change dramatically, eventually becoming fully engulfed in the sweep of suburban housing that spread southwards from the city. The Corporation went on to build over 5,000 houses in the area in the inter-war period, 1934-1944, overseen by the city's first housing architect, Herbert Simms and built by Dublin firm G. & T. Crampton.

**Map 3: Phases of Development**



**DEVELOPMENT PHASES**

-   
**PHASE 1 1926 - 1927 42 HOUSES + COMMERCIAL UNIT 1926-27**
-   
**PHASE 2 1927 - 1930 40 HOUSES**
-   
**PHASE 3 1930 - 1936 36 HOUSES**
-   
**PHASE 4 C. 1933 4 HOUSES (+ Storage/ Garden Shed\*)**
-   
**PHASE 5 C. 1936-37 14 HOUSES (+ Rent Office\*)**

**TOTAL: 136 HOUSES & 1 COMMERCIAL BLDG 1926 - 1937**

\*Exact date of construction unknown

## 3.2. Historic Maps

The first edition (c.1840s) Ordnance Survey map (Ordnance Survey Dublin, Sheet 18) shows the site which would later be developed as Iveagh Gardens as a series of open agricultural fields to the north of Crumlin Road. An unnamed house, later Ivy or Iveagh House, with associated outbuildings and an enclosed garden to the rear is depicted on the south side of Crumlin Road directly opposite what would later become the formal entrance to the estate.

While the site of the Iveagh Gardens and the surrounding area remained largely undeveloped on the Ordnance Survey map of 1911 (Ordnance Survey Dublin, Sheet 18-14), the neighbouring sites to the east and northeast were occupied by extensive clay pits and a brick works containing brick kilns and an industrial chimney (DCIHR ref. no. 18\_14\_029) (see Map 4).

The Ordnance Survey map of 1934 (see Map 5) shows all but the final phase of houses completed. The 'Iveagh Athletic Ground' is also formally identified.

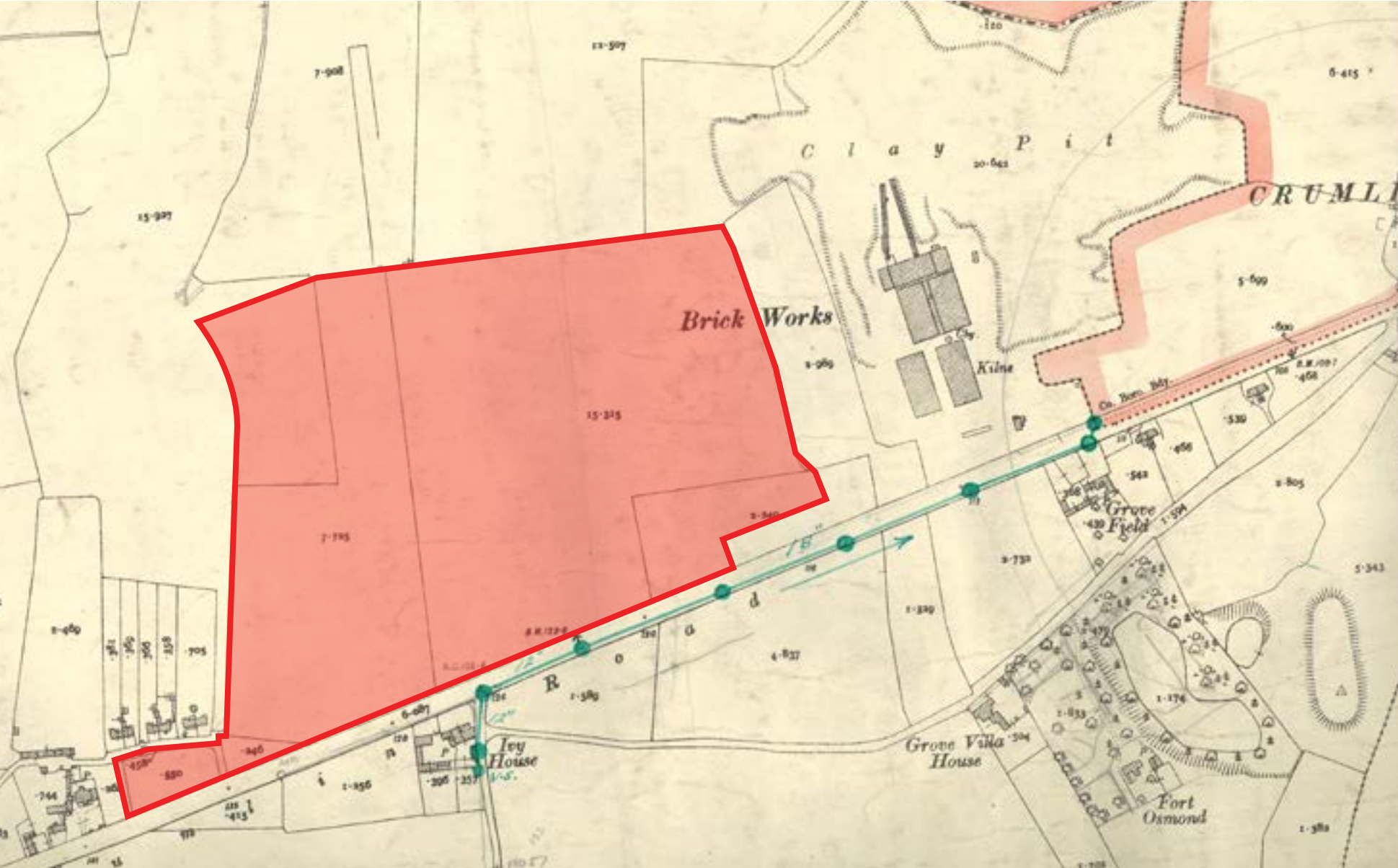
The Ordnance Survey map of 1943 (Ordnance Survey Dublin, Sheet 18-14) shows the completed estate of 136 residential houses and one commercial property (see Map 6). The remains of large-scale allotments are evident to the north of the houses.

The Iveagh Athletic Grounds had been further developed on green space purchased by the Trust to the north and east of the housing, and by this time contained a large pitch to the centre with stands to the east and west, a pavilion to the southwest and a handball alley in the southeast corner. The athletic grounds separated the housing from several industrial premises further to the east including the Sunshine Works (DCIHR ref. no. 18\_14\_032), an unnamed Brick Works (DCIHR ref. no. 18\_14\_029) and the Moracrete Works (DCIHR ref no. 18\_14\_030). Extensive clay pits, from which clay was extracted for use in the manufacture of bricks, are evident to the north of the houses and athletic grounds.

The Ordnance Survey map of 1966 (see Map 7) shows the extent of the wider Dublin Corporation Housing Developments constructed to the west and north east.



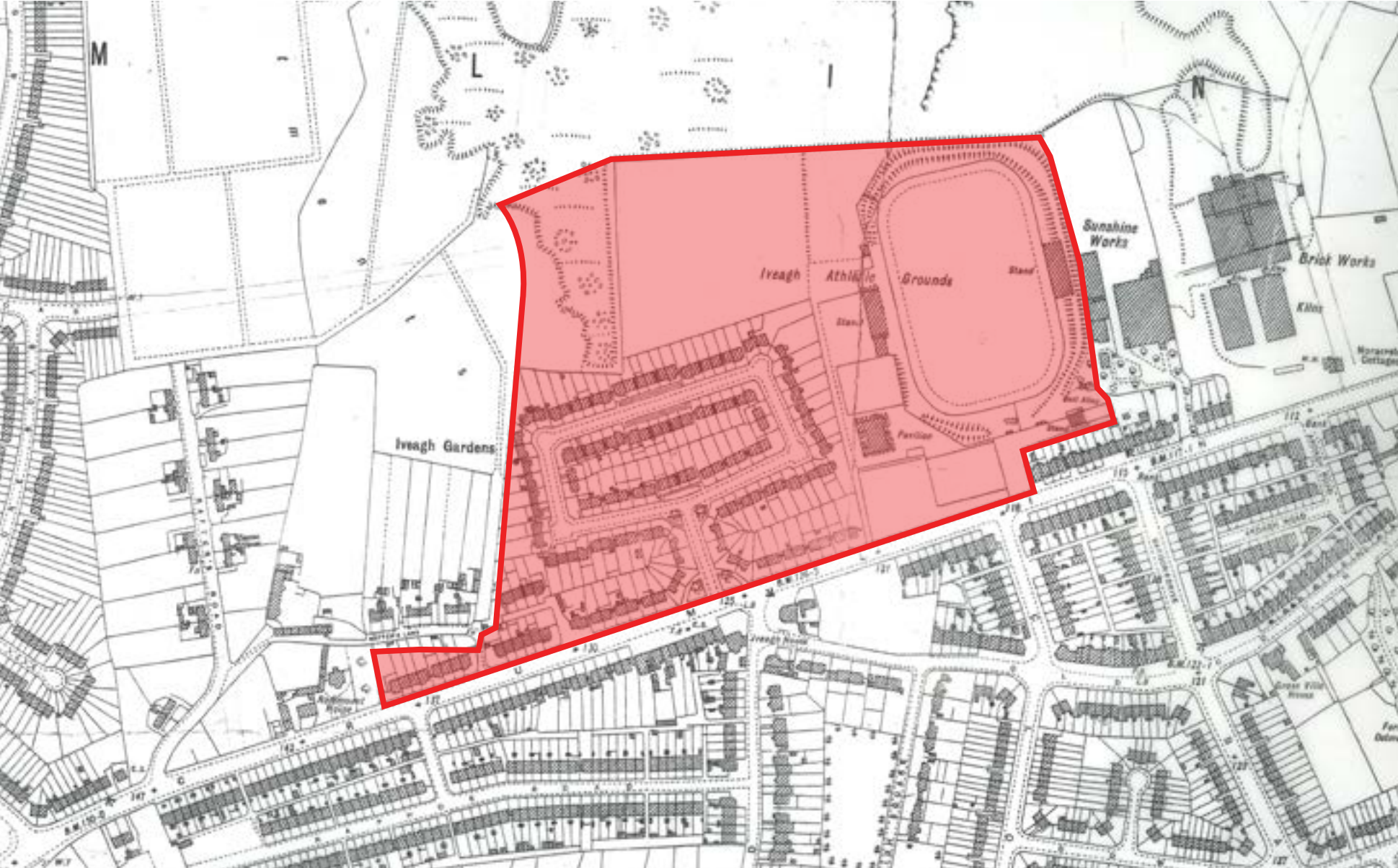
Map 4: Extract from Ordnance Survey Map Revision dated 1911



Map 5: Extract from Ordnance Survey Map Revision dated 1934



Map 6: Extract from Ordnance Survey Map Revision dated 1943



Map 7: Extract from Ordnance Survey map Revision dated 1966



## 4. General Character Assessment

### 4.1. Summary of Special Architectural & Historic Interest

Crumlin Road is largely defined by the Dublin Corporation housing developments, constructed between 1934 and 1945. This suburban regularity is interrupted by the Iveagh Gardens development along the north side of the road with a much different palette of domestic building materials and design features.

The Iveagh Gardens is easily identifiable with handsome brick-built houses having distinctive green natural slate roofs. A set of semi-detached houses symmetrically flank a pleasant semi-circular recessed landscaped area, where this single entrance from Crumlin Road with mature trees leads on to a circular route enclosed by a variety of similar houses. The houses are mostly terraced, often in groupings of similar design, with some semi-detached groups. Further terraces of houses run east and west along Crumlin Road, with the development numbering 136 houses, one commercial/residential building and a small outbuilding. There are twelve different house designs. The commercial/residential

unit on Crumlin Road takes the form of a detached house type, the only one in the development.

The houses are largely of the same palette of materials, though the later phases are of a different brick than the first two, and all are two-storey in height. Houses are either two- or three-bays in width, with some having full-height breakfronts. Some semi-detached houses have shared side porches between pairs with timber-battened doors providing access to the rear gardens and protecting the recessed side entrance bays of these houses. Chimneystacks are also of brick with cut-stone shoulder details. Chimneybreasts standing proud of the gable elevations are a distinctive feature of some houses. Timber sash windows survive to many houses having six-over-six, four-over-four and two-over-two arrangements. Some houses have principal windows on ground and first floor with tripartite four-over-four timber sash windows. All openings have granite sills with red brick soldier course voussoirs to ground floor. Door openings have concrete lintels and canopy supported on square-profile red brick pilasters with half-glazed timber panelled doors and granite steps.





Within the housing enclave a footpath was provided on both sides of the carriageway, originally flanked by a grass verge throughout apart from along the right-hand side of the north-south route to the west of the estate. This grass verge although still prominent has been eroded somewhat through either the introduction of communal formal parallel parking bays or the creation of individual driveways. The loss of grass verge and front garden to hard surfacing is notable in an otherwise 'leafy' environment. Further green spaces are provided by railed grassed areas flanking Crumlin Road entrance, with three long rectangular railed communal grassed areas running east-west further within the estate.

The architectural responses demanded by the desired curved layout along with clever design features have resulted in the creation of a complete urban set-piece, a residential enclave with a natural quality and a strong sense of community. The positions of the terraces relative to each other display a linear strength and sense of enclosure creating a simple harmonious collective with a characterful sense of place, a visually defined area. Public and private open space, albeit

modest in area/size is well-considered with all house types facilitating direct external access. All houses have similar sized front gardens and although these can be described as shallow in depth, this deliberate design feature helps enclose the streetscape. This is a critical and most likely deliberate design feature exploited to ensure a sense of community.

The front boundaries of the plots have wrought-iron railings on rendered plinths with matching pedestrian gates and piers, though these have been lost to some houses in facilitating off-street parking. These railings match those to the communal green spaces. The later houses on Crumlin Road to the south of the shop have cement-rendered boundary walls with wrought-iron pedestrian gates.

Rear garden allocations are less equitable with certain houses suffering due to their location within curved/fan-shaped plot arrays. Others benefit from their location relative to the original historic field boundaries, providing larger gardens. Mid-terrace houses do not suffer from their usual 'landlocked'

position, the introduction of shared central covered passages/entryways provides independent external rear access. These are generally fitted with simple, yet well-executed mid-height riveted post-and-rail type iron gates, which along with the generous entryway proportions elevate them somewhat from their traditional secondary role. These passages are in shared ownership with each adjacent house having a right of way. The first floor above the passageway is allocated equally between the houses, with one house to (from the front) getting a front-facing room and the other having a rear-facing room, both accessed off half landings.







A small outbuilding located between Nos. 98 and 99 is owned by the Iveagh Trust and is for the storage of furniture and other paraphernalia. While apparently not built concurrently with the housing, its similar construction material and detailing to the later phases of housing indicate it was built shortly after the housing.

The investment in high quality materials and craftsmanship at the outset have stood the test of time as although change has happened the original overriding aesthetic character of the development has sustained.

The Iveagh Grounds is an extensive

sports facility developed on lands purchased by the Guinness Company, to provide playing fields for its workers. First opened in 1928 it was acquired by Trinity College in 2017. Its original purpose was to enrich the lives of the local community, including the new residents of the adjacent Iveagh Gardens housing, which was under construction when it first opened. This sports complex features a wide variety of sports fields, facilities and green spaces. In addition to surviving features associated with the sports fields themselves including railings, gates, kerbing etc it includes two structures of architectural interest, each representing an aspect of the

ground's development and function. These include a modest brick-built sports pavilion constructed c.1950, with an unusual red tiled roof, and a Handball Alley constructed c.1940 notable for the inclusion of tiered spectator seats and use of reinforced concrete renders. Both of these structures are subject to Ministerial Recommendations from the Minister for Housing, Local Government and Heritage. This recreational amenity is important to the overall setting of the Iveagh Gardens housing estate and is also a fundamental element in the historic social legacy of the philanthropic endeavours of the Iveagh Trust in the Crumlin area.





The special architectural and historic interest that justifies the designation of Iveagh Gardens and Environs, Crumlin as an ACA is derived from the following features:

- » The scheme exhibits a well-designed and well-executed early suburban architecture, on an attractive scale with proportions and detailing which is typical of Garden Suburb/ Cottage model architecture.
- » The strong visual quality of the terraced brick buildings and the rhythmic architectural pattern provide an attractive built environment.
- » The scheme has retained much of its original character and architectural integrity and provides a unique secluded atmosphere off the busy Crumlin Road.
- » The quality of materials, composition and scale of the terraces create a pleasing sense of uniformity of design.
- » The landscaped areas, small railed front gardens and mature trees convey a spacious leafy character to the area.
- » Developed on lands purchased by the Guinness Company to provide playing fields for its workers, the Iveagh Grounds are a reminder of the philanthropy of the company and reinforce the spacious verdant nature of Iveagh Gardens and its environs.

## 4.2. Building Typologies, Features & Character

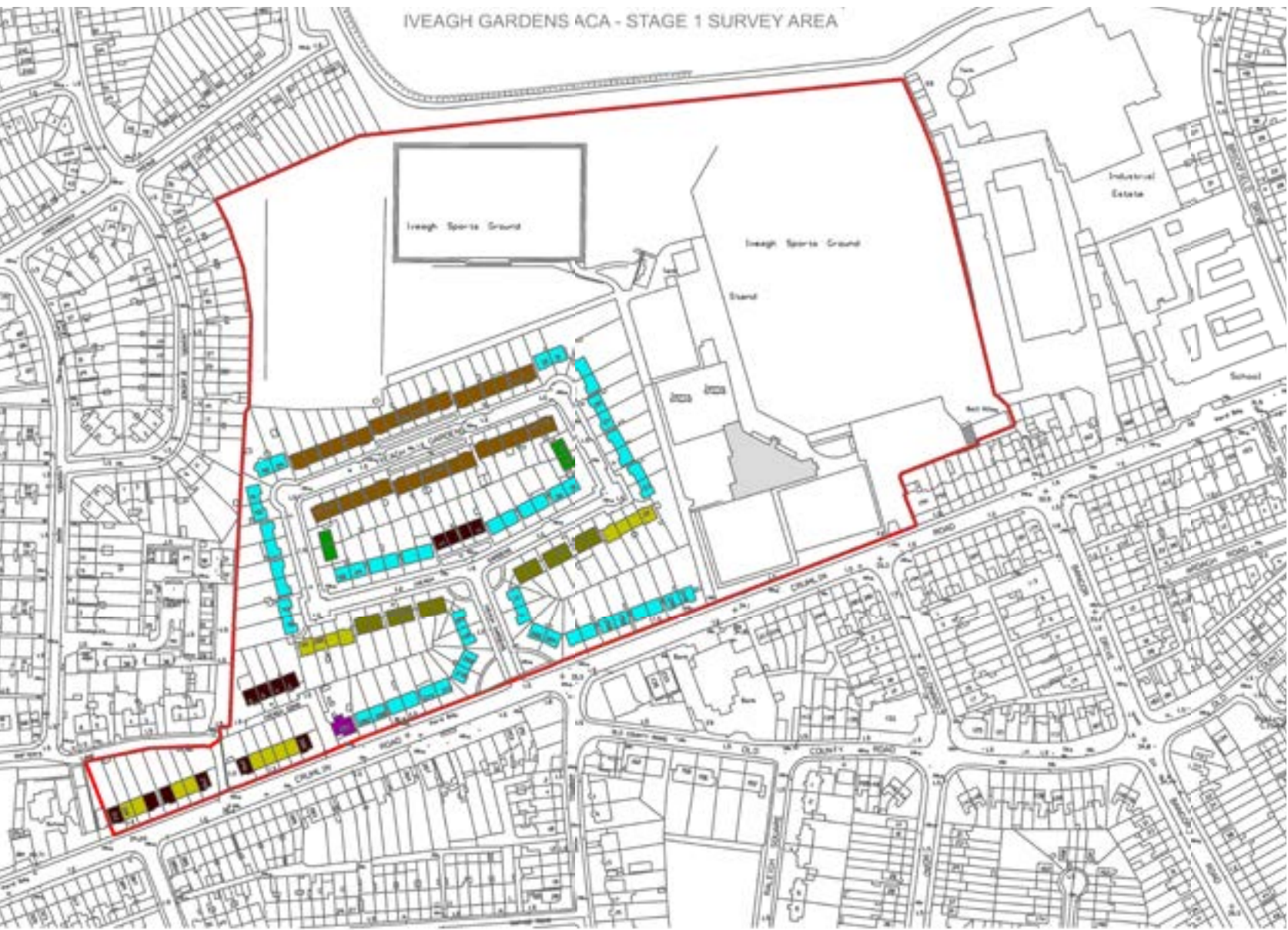
House types vary almost imperceptibly due to the use of traditional design features and details and a simple limited yet high quality palette of materials including Welsh slate (green), extensive copper flashings / trim detailing and carved granite dressings.

House types can be categorised as follows: (see Map 8)








- » Semi-detached pairs of two-bay houses (4 no.)
- » Semi-detached pairs of three-bay houses (54 no.)
- » Semi-detached pairs of four-bay houses (12 no.)
- » Terraced groups of four, three-bay houses (8 no.)
- » Terraced groups of six, two-bay houses (36 no.)
- » Terraced groups of four or six houses with three-bay mid-terrace houses and two-bay end-terrace houses (14 no.)
- » Detached commercial unit on Crumlin Road with residential unit to first floor (1 no.)



Map 8: House Typology



**HOUSE TYPOLOGY**

-  SD 1  
4 houses in Semi-detached pairs, 2 Bays
  -  SD 2  
54 houses in Semi-detached pairs, 3 Bays
  -  SD 3  
12 houses in Semi-detached pairs, 4 Bays
  -  TCE 1  
8 houses in 2 terraces of 4, 2 Bays
  -  TCE 2  
8 houses in 2 terraces of 4, 3 Bays
  -  TCE 3  
36 houses in 6 terraces of 6, 2 Bays
  -  TCE 4  
14 houses in 3 terraces of 3 Bay mid-terrace with 2 Bay terrace ends
  -  Detached  
1 Commercial Unit
- TOTAL: 136 HOUSES & 1 COMMERCIAL BLDG 1926 - 1937**

## 5. Existing Designations

Zoning: Iveagh Gardens and Environs, Crumlin current zoning reflects the significance and special interest of the estate. The residential area is zoned Z2: To protect and/or improve the amenities of residential conservation areas. Iveagh Sports Ground is zoned Z9: To preserve, provide and improve recreational amenity, open space and ecosystem services (see Map 2).

Iveagh Gardens, Crumlin is listed as a proposed ACA under Section 11.5.2 of the Dublin City Development Plan 2022-2028. The original ACA boundary solely included the housing development. However, following further investigation this was increased to include Iveagh Sports Ground. The Architectural Heritage Protection Guidelines state that the boundaries of a candidate ACA should make physical, visual and planning-control sense. It may be necessary to refer back to the core characteristics of the area in order to establish the most appropriate boundary lines.

### 5.1. Record of Protected Structures & Ministerial Recommendations

The ACA boundary includes two structures for which Ministerial Recommendations for inclusion on the Record of Protected Structures have been received from the Minister of Housing, Local Government and Heritage under Section 53 of the Planning and Development Act 2000 (as amended). A further three structures adjacent to the boundary of the ACA are subject to Ministerial Recommendations (see Appendix 1).

	Reg No	Address	Year	Rating	Special Interest
1	50080194	Pavilion, Iveagh Grounds, Crumlin Road, Crumlin, Dublin 12	c.1950	Regional	Architectural, Social
2	50080193	Handball Alley, Iveagh Grounds, Crumlin Road, Crumlin, Dublin 12	c.1940	Regional	Architectural, Social, Technical

There is one structure included on the Record of Protected Structures in the immediate vicinity of the ACA.

RPS Ref.	House No.	Address	Description
8828	314	Crumlin Road, Dublin 12	Former Ardscoil Éanna (original 19th century building)

## 6. Architectural Conservation Area Policy

### 6.1. Dublin City Development Plan 2022-2028

Section 11.5.2 of the Dublin City Development Plan 2022-2028 outlines Dublin City Council's Policies and Objectives in relation to ACAs.

Policy BHA7 states that it is the policy of Dublin City Council:

- » 'To protect the special interest and character of all areas which have been designated as an ACA. Development within or affecting an ACA must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.
- » Ensure that all development proposals within an ACA contribute

positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.

- » Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.
- » Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.
- » Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.
- » Promote best conservation practice and encourage the use of

appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.



All trees which contribute to the character and appearance of an ACA, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access, or requires removal to protect other specimens from disease’.

Policy BHA8 states that ‘There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit.’

## **6.2. Principal Objective of the Iveagh Gardens and Environs, Crumlin Architectural Conservation Area**

Objective BHA2 of the Dublin City Development Plan 2022-2028 proposes to identify and designate further ACAs, within the identified priority areas in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

The principal objective of the Iveagh Gardens and Environs, Crumlin ACA is to seek to preserve, protect and enhance the architectural quality, character and setting of the 20th century characteristics within the ACA and to ensure that any changes complement and add to its character.



## 7. General Objectives

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

### 7.1. Issues & Pressures

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

- » The use of front gardens to provide for car parking and the resultant loss of front boundary treatments and soft landscaping degrades the character of the streetscape and buildings.

- » Small incremental changes can quickly erode the appearance of historic buildings. In particular, the removal of historic features such as chimneystacks, the use of inappropriately detailed replacement windows and double glazing, uPVC window and door frames and satellite dishes erode the architectural character and appearance of the buildings.
- » Porches, extensions, roof alterations (dormers, rooflights) which have an impact on the visible elevations of buildings in the area and an adverse impact on its character.

### 7.2. Objectives

The general objectives of the ACA are:

- » To encourage the retention of original materials and features such as roof coverings, walls/renders, windows, doors, railings, trees and other significant features of historic buildings and landscape features within the ACA.
- » 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.

- » To encourage the reinstatement of original features (see Section 8.3 for details).
- » 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.
- » Dublin City Council will seek to ensure that any surviving historic streetscape features such as early cast concrete kerbstones in the public realm will be retained.

## 8. Guidelines for 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 the ACA is 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. This is in accordance with policy BHA8 of the Dublin City Development Plan 2022-2028, which states that ‘there is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit’.
  - » It is recommended that the services of a suitably qualified and experienced conservation professional be engaged to advise on any proposed works. A contractor with traditional building skills and experience should also be engaged to carry out specialist works.



## 8.2. General Alterations, Domestic Extensions and New Build

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

Planning and Development Regulations 2001-2025 (not 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 of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes 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.

Where works are proposed to the early and mid-20th century buildings within the ACA, Section 4(1) (h) 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.

## 8.3. Guidance for Works to Particular Elements

Before starting any work, building owners are advised to contact the Conservation Section of Dublin City Council.

Note: Where the guidance document states that written agreement should be sought from the planning authority prior to works commencing the information should be submitted to the planning authority by means of an application for a Declaration under Section 5 of the Planning and Development Act 2000 (as amended). The application should include details, drawings (where necessary), methodology etc. of proposed works. It 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 practice standards, in such a way that the works will not materially alter the character of the historic structure.

### 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, ridge vent detailing 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 roofscape.
The replacement of later inappropriate roof coverings with natural slate. Please note that written agreement may be required from the planning authority prior to works commencing, including details of the proposed works and proposed materials.	Addition of modern features e.g. roof lights and dormers or change of roof pitch.
Localised repointing/ repair of chimneystacks using traditional materials.	Removal or inappropriate alteration of chimneystacks and chimneypots.

The Department of Housing, 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.

<https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>

### 8.3.2. 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, downpipes 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 with non-traditional materials.

The Department of Housing, Local Government and Heritage 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. <https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>

### 8.3.3. Fascias and Soffits

Features such as timber fascias and soffits 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.

<https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>



### 8.3.4. 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 mortar mix should be used and should be based on careful analysis of the original pointing, matching its appearance and materiality.

Brick or stonework should not normally be rendered unless the surface was rendered originally.



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 where carried out using appropriate materials, to best conservation practice by a specialist practitioner. Please note that depending on the extent of works, written agreement may be required from the planning authority prior to works commencing, including details of the proposed works.	Wholesale repointing.
Localised repointing where carried out using appropriate materials, to best conservation practice by a specialist practitioner.	Rendering or cladding of historic brickwork.
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.

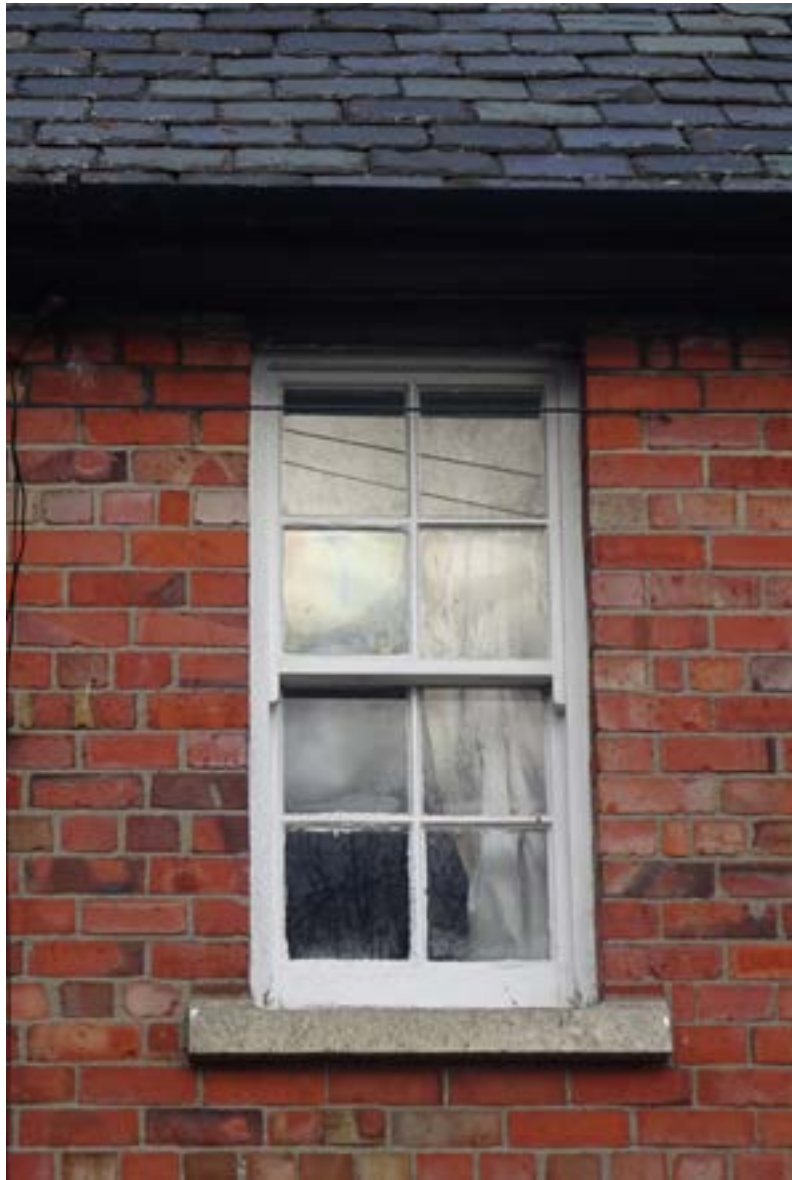
The Department of Housing, Heritage and Local Government Advice Series publications *Brick: A Guide to the Repair of Historic Brickwork* (2009) and *Maintenance: A Guide to the Care of Older Buildings* (2007) provides useful guidance on such works and should be consulted.

<https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>

### 8.3.5. 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, steps and original door furniture, doors can provide a significant and prominent feature.

Exempted Works	Works that require permission
Localised repair of historic timber sash windows where carried out to best conservation practice.	Removal of historic timber sash windows and replacement with inappropriate materials (such as uPVC) and design. Removal of historic glazing from original windows.
Repair or replacement of windows that accurately replicate the size, shape or original timber frames and glazing bars. Any proposals for the wholesale replacement of historic timber sash windows require written agreement from the planning authority prior to works commencing.	Installation of inappropriate double glazing to historic buildings.
Replacement of later inappropriate windows with accurately detailed timber sash windows, to match the original samples which survive in each terrace all to have a painted finish. Please note that care should be taken when sourcing new windows. Any proposals for the replacement of later windows with new timber sash windows will require written agreement from the planning authority prior to works commencing.	Replacement of historic front doors with modern replicate doors of inappropriate materials and design.
Bespoke windows made to order by a skilled joiner can replicate historic details. Generally, off-the-shelf replacement windows, even many so-called 'heritage style' products, do not match the architectural and material quality of historic windows. The details are different and many do not use best quality timber or traditional joinery methods.	Installation of porches or recessing doorways.
Localised repairs of historic doors where carried out to best conservation practice.	
The replacement of later inappropriate doors with painted timber doors that accurately match original samples which survive in each terrace. Please note that care should be taken when sourcing a new door. Generally off the shelf replacement doors do not match the detail of historic doors. Any proposals for the replacement of later doors with new timber doors will require written agreement from the planning authority prior to works commencing.	

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

<https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>

### 8.3.6. Boundary Walls & 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 cast- and wrought- iron railings, gates and piers, plinth walls, brick and stone walls, 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 and railings 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 front boundary elements using appropriate techniques, detailed to match the original and where carried out to best conservation practice by a specialist practitioner.	Erection, construction or alteration of any gate, fence, wall, or other means of enclosure.
	Removal of existing front gardens and associated boundaries for off street parking. Removal of existing gardens and replacement with large areas of hard landscaping.
	Removal of boundary walls between Iveagh Gardens and Iveagh Grounds where they are of random rubble stone and brick construction.
	Removal of historic boundary elements with Iveagh Grounds.

The Department of Housing, Local Government and Heritage Advice Series publication 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.  
<https://www.buildingsofireland.ie/resources/#collapse-department-of-housing-local-government-and-heritage-advice-series>



## 8.3.7. Energy Efficiency Interventions

Dublin City Council recognises the need to improve energy efficiency, provided that the retrofitting of energy efficiency measures does not harm or compromise the special interest of the ACA. Retaining existing buildings and seeking to enhance their energy performance in sensitive ways is in keeping with building conservation, sustainability, and progress towards a low carbon society. This is in line with the Built & Archaeological Heritage Climate Change Sectoral Adaptation Plan, prepared under the National Adaptation Framework 5.1.3.2, Objective 2, Development Management and Conservation Approaches for Changing Environments.

Improving environmental performance may include measures to reduce carbon emissions, improve resource use efficiency and minimise pollution and waste. For historic structures, simple measures such as draught proofing, energy and water efficient appliances, roof insulation, and repair and maintenance work can bring substantial improvements and have minimal other impacts, both visually and on historic fabric, and traditional construction.

Exempted Works	Works that require permission
Solar installations and associated equipment to rear pitches of historic buildings where they do not impact on significant views in and out of the ACA.	Solar installations and associated equipment to front pitches of historic buildings and where they impact on significant views in and out of the ACA.
Draught-proofing of historic windows and doors when carried out in line with best conservation practice.	Application of external insulation.
Installation of appropriately detailed secondary glazing.	
EV charging points where off street parking already exists and where they are sensitively located so as not to impact significant views in and out of the ACA.	

The Department of Housing, Local Government and Heritage publication on Improving Energy Efficiency in Traditional Buildings (2023) provides useful advice and guidance on such works and should be consulted

[Improving-Energy-Efficiency-in-Traditional-Buildings-2024.pdf](#)

The Department's Advice Series publication Maintenance: A Guide to the Care of Older Buildings (2007) also provides useful guidance on such works and should be consulted

<https://www.buildingsofireland.ie/app/uploads/2019/10/Maintenance-A-Guide-to-the-Care-of-Older-Buildings-2007.pdf>

### 8.3.8. Shopfronts

The standards and policy relating to shopfronts are set out under subsection 15.17.5 of the City Development Plan and the Dublin City Council Shopfront Design Guide, which should be consulted by prospective applicants. Appendix 17 of the City Development Plan provides guidance on Advertising and Signage Strategy.

The policy approach seeks to protect and retain traditional and original shopfronts and to encourage new and contemporary shopfronts that are well designed. The general objective within the ACA is to ensure that existing shopfronts of architectural and historic interest are retained and that new shopfronts are of high quality and well-designed. This will contribute to the protection of the special character of the area.

Some key points to consider:

- » In the case of traditional shopfronts, it is important that attractive ornamentation, detailing and fine craftsmanship is retained intact, restored wherever possible and if damaged, replaced in replica.
- » Modern shopfronts ought to be uncluttered in appearance and should acknowledge the broad design principles of adjacent original fronts. The materials and colours should be compatible with the character of the street.
- » Roller shutters are considered inappropriate. The siting of shutters internally or the use of toughened glass are more acceptable alternatives to securing a structure.
- » Canvas awnings or canopies were a fashionable part of the late 19th and 20th century streetscape. The traditional retractable canvas roller or 'apron' blinds are most appropriate to historic shopfronts. Their fitting should not obscure any architectural detail. Curved, rigid framed, fixed plastic 'Balloon' or 'Dutch' blinds are generally inappropriate. Plastic or bright, fluorescent, glossy materials are also inappropriate. Canvas with a matt finish is the preferred material for the ACA. Awnings are generally not acceptable to upper floor windows.
- » The insensitive siting of items such as burglar and fire alarms can be visually detrimental to a building and the character of the ACA. Ideally, they should be incorporated into the design of a shopfront. For traditional shops, it may be possible to modify a small part of the shopfront, such as one panel of the stallriser, to accommodate such a fitting.
- » The alteration and replacement of shopfronts, including the installation of security shutters, blinds, flagpoles, floodlighting etc. will generally require planning permission. Works of routine maintenance such as redecoration and like for like repairs may constitute exempted development.

### 8.3.9. Street Furniture - Kerbs, Paving & Lamp standards

Historic kerbstones and surfaces 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.



### 8.3.10. Public Realm - Landscaping, Parking & Additions

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. 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. This should include associated railings and gates.

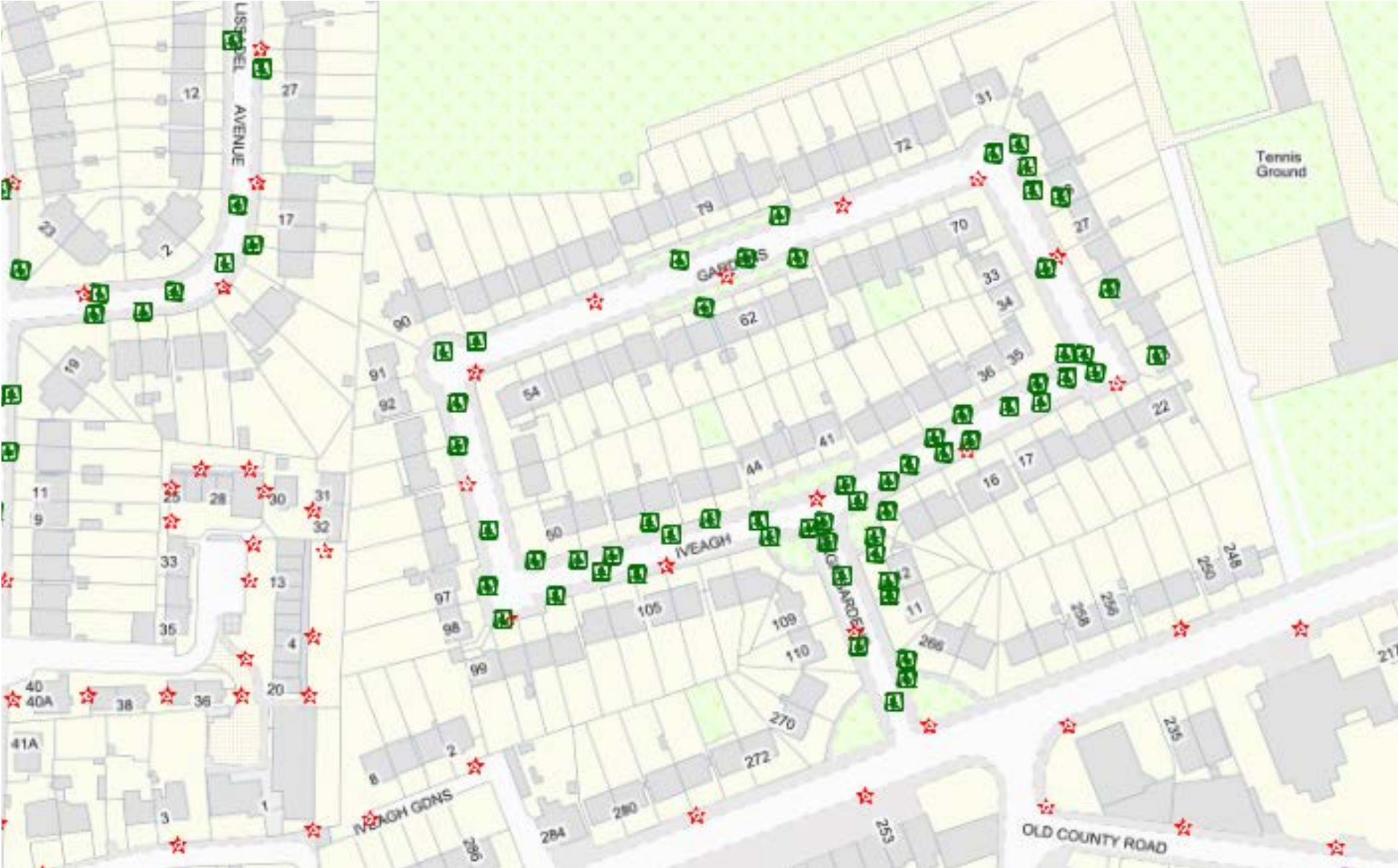
The ACA should not be adversely affected because of additional traffic generation, servicing or parking (including parking meters and associated signage).

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 aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the REAR of buildings where they do not impact on significant views in and out of the ACA.	Addition of features such as aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the FRONT of buildings and where they impact on significant views in and out of the ACA.
	All signs regardless of size and location



Map 9: Mature Trees & Lamp Standards - Overlaid



# APPENDICES

## Appendix 1: Ministerial Recommendations

	Reg No	Address	Year	Rating	Special Interest
1	50080194	Pavilion, Iveagh Grounds, Crumlin Road, Crumlin, Dublin 12,	c.1950	Regional	Architectural Social
2	50080193	Handball Alley, Iveagh Grounds, Crumlin Road, Crumlin, Dublin 12	c.1940	Regional	Architectural Social Technical
3	50080196	Allied Irish Bank, 219 Crumlin Road, Crumlin, Dublin 12	c.1945	Regional	Architectural Historical Social
4	50080195	Epilepsy Ireland, 249 Crumlin Road, Crumlin, Dublin 12	c.1820	Regional	Architectural
5	50080190	Ardcoil Éanna, 314 Crumlin Road, Crumlin, Dublin 12	c.1880	Regional	Architectural Historical Social



## Appendix 2: Useful Sources of Information for Homeowners

Organisation	Website
<p>Dublin City Council Conservation Section is responsible for the protection of the architectural heritage of the City as defined by the Planning and Development Act 2000 (as amended). The Conservation Section administers annual grant schemes for conservation repairs to Protected Structures and houses within ACAs. This is subject to funding provided by the Department of Housing, Local Government &amp; Heritage.</p>	<p><a href="https://www.dublincity.ie/archaeology-conservation-and-heritage">https://www.dublincity.ie/archaeology-conservation-and-heritage</a></p>
<p>Department of Housing, Local Government &amp; Heritage publish a series of illustrated booklets called the Advice Series. The booklets are designed to guide those responsible for historic buildings on how best to repair and maintain their properties.</p>	<p><a href="https://www.buildingsofireland.ie/resources/">https://www.buildingsofireland.ie/resources/</a></p>
<p>The Royal Institute of the Architects of Ireland (RIAI) is the Regulatory and Support body for Architects in Ireland. They maintain an online practice directory where you can search for accredited conservation architects.</p>	<p><a href="https://www.riai.ie/work-with-an-architect/conservation-skills">https://www.riai.ie/work-with-an-architect/conservation-skills</a></p>
<p>The Irish Georgian Society maintains a Traditional Building Skills Register. The needs of historic buildings and structures differ to those of new buildings. Professional input in dealing with a historic building is vital and craftsmen with traditional skills are a necessity. They run a popular annual homeowner's course every year aimed at owners of historic houses.</p>	<p><a href="https://www.igs.ie/conservation/register">https://www.igs.ie/conservation/register</a></p>
<p>Dublin Civic Trust is an educational trust with charitable status, whose objective is the recognition and protection of the city's architectural heritage. Their website contains information about the city's built heritage. They also publish the book, 'Irish Period Houses' by Frank Keohane. This newly revised book is a pioneering manual for best practice repair and maintenance of period houses in Dublin.</p>	<p><a href="https://www.dublincivictrust.ie/">https://www.dublincivictrust.ie/</a></p>

Construction Federation Ireland maintains a register of Heritage Contractors. The register aims to provide an accessible list of reliable heritage contractors.	<a href="https://cif.ie/association/register-of-heritage-contractors/">https://cif.ie/association/register-of-heritage-contractors/</a>
The Irish Architectural Archive holds the largest collection of information on Ireland's buildings and those who designed them. They also maintain an online Dictionary of Irish Architects. This contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland from 1720 to 1940, and information on the buildings on which they worked.	<a href="https://irisharchitecturalarchive.ie/">https://irisharchitecturalarchive.ie/</a>
The National Inventory of Architectural Heritage is a section within the Department of Housing, Local Government and Heritage. The work of the NIAH involves the identification and recording of the architectural heritage of Ireland, from 1700 to the present day. Their website provides a wealth of information on Ireland's built heritage. They are currently in the process of surveying Dublin city.	<a href="https://www.buildingsofireland.ie/">https://www.buildingsofireland.ie/</a>

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