

# HOLLYBROOK ROAD

## Architectural Conservation Area Report Character Appraisal and Policy Framework



**Architectural Conservation Area Report: HOLLYBROOK ROAD, CLONTARF, DUBLIN 3**

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**CONTENTS**

- 1.0 Introduction & Location
- 2.0 Historic Development
- 3.0 Character Assessment & Special Interest
- 4.0 Existing Designations
- 5.0 ACA Policy
- 6.0 General Objectives
- 7.0 Guidelines for Homeowners in Architectural Conservation Areas
- 8.0 Useful Sources

Appendix A: List of Deletions from Dublin City Development Plan 2016-2022, Record of Protected Structures

# **1 Hollybrook Road, Introduction & Location**

## **1.1 Introduction**

The Hollybrook Road Architectural Conservation Area was adopted by Dublin City Council on the 12<sup>th</sup> of June 2017 by way of variation (No. 2) to the Dublin City Development Plan 2016-2022.

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.

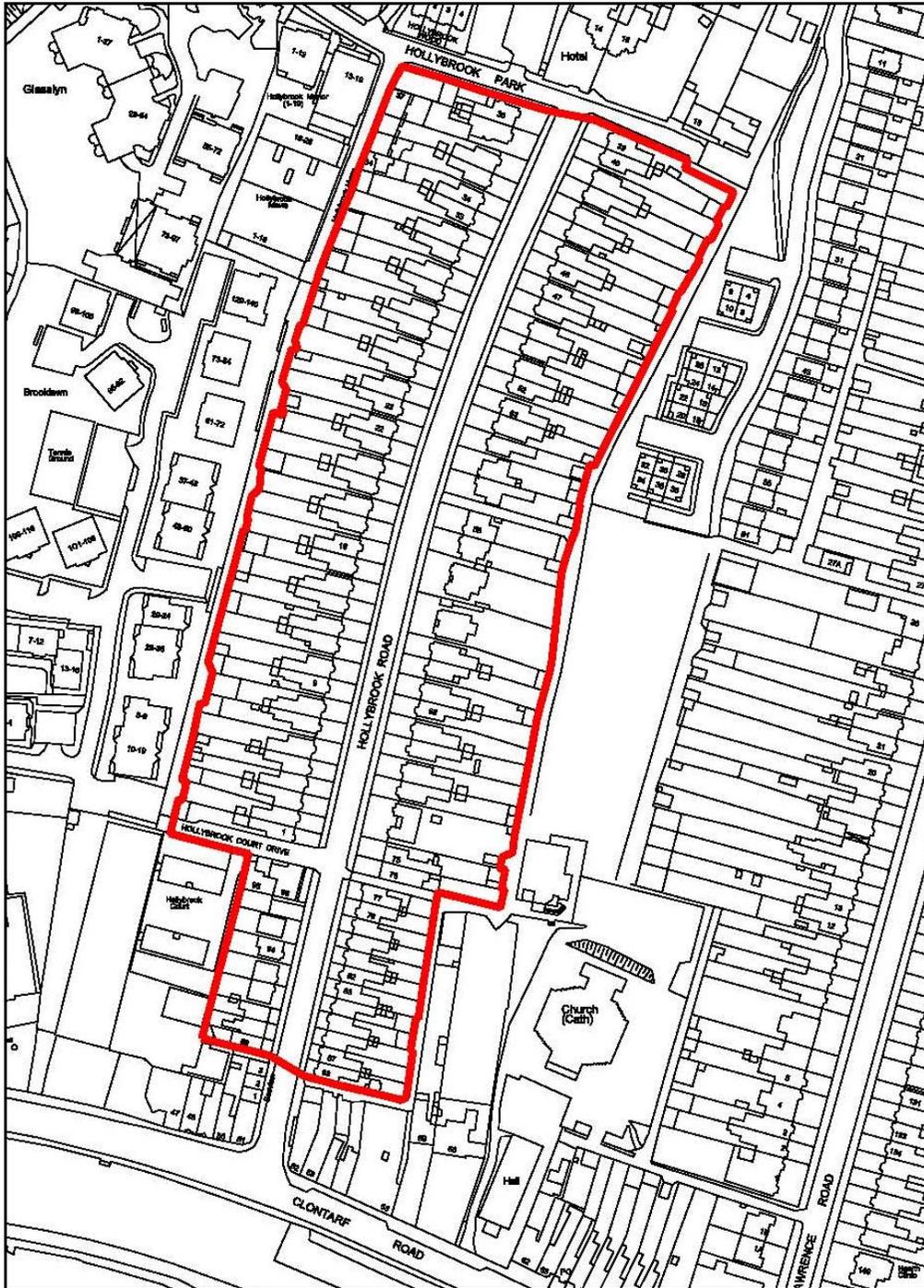
The boundary of the Hollybrook Road ACA is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

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.

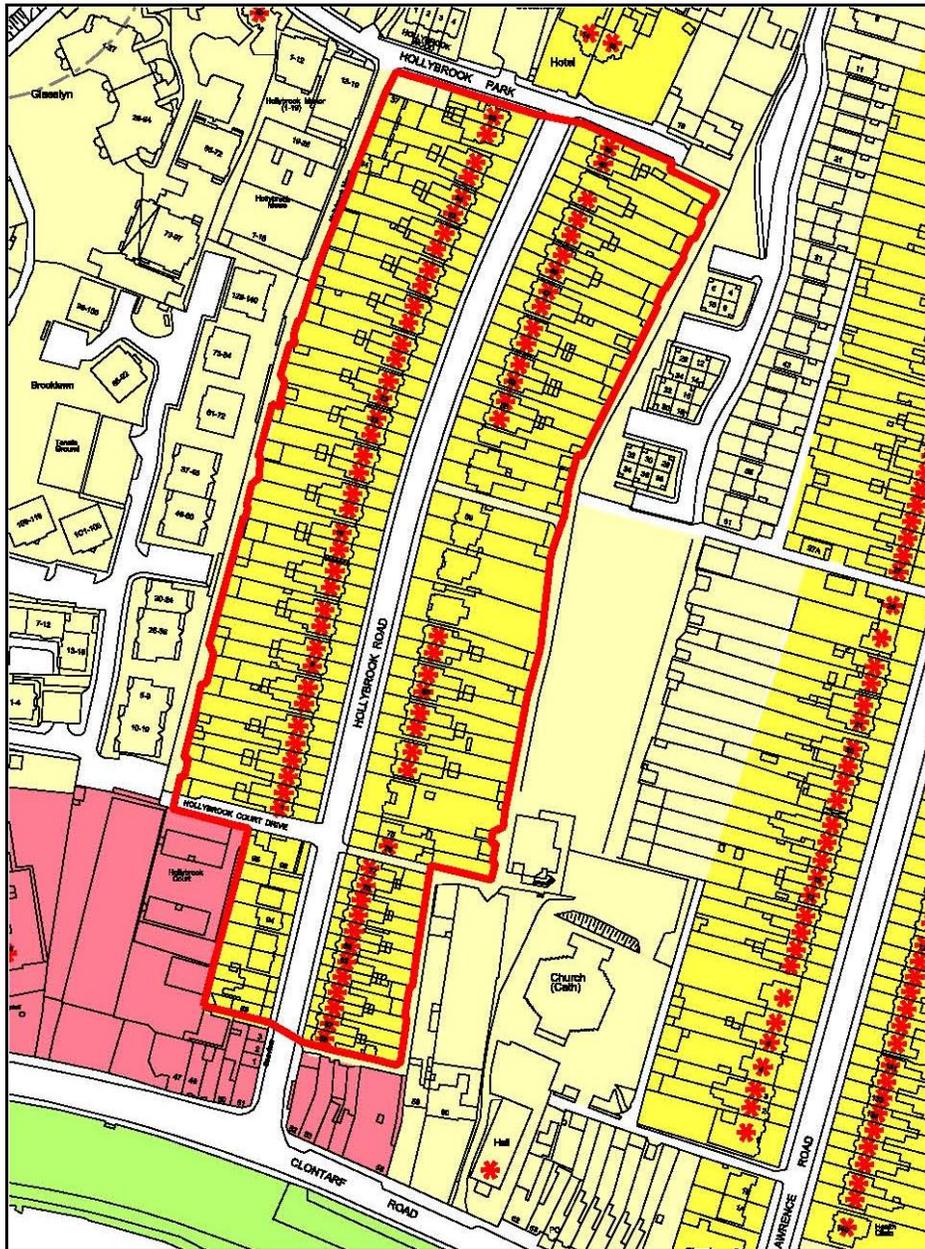
## **1.2 Location**

Hollybrook Road, Clontarf, Dublin 3 is located 4km northeast of the city centre. The road runs on a north-south axis between Hollybrook Park and Clontarf Road. There is a slight curve in this otherwise straight road, which is lined with deciduous trees and rises slightly as it heads north towards Hollybrook Park. The streetscape view south opens out onto sea while the view north is terminated in a pair of semi-detached red brick villas set back from the street.

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



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



	<b>Z1:</b> To protect, provide and improve residential amenities.
	<b>Z2:</b> To protect and/or improve the amenities of residential conservation areas.
	<b>Z3:</b> To provide for and improve neighbourhood facilities.
	<b>Z9:</b> To preserve, provide and improve recreational amenity and open space and green networks.

Map 3: 1911 OS Map



1911 Map showing Hollybrook Road shortly after development.

## **2. Historic Development**

Settlement in Clontarf dates back to Neolithic times due to its strategic coastal location in Dublin bay. However the development of Hollybrook Road has its origins as part of the Vernon Estate landed associated with Clontarf Castle. The original Norman Castle dates to 1172 and would have existed within 'The Pale' stronghold. In the sixteenth century the estates would have formed part of the property and church lands surrendered to Henry VIII by the Knights of St John. However the Clontarf land had prior to this been leased to a Mathew King. The King family were associated with the 1641 rebellion in Clontarf and this resulted in the confiscated lands of 961 statute acres being granted to John Blackwell, a favourite of Oliver Cromwell. He in turn sold or bestowed the estate to John Vernon, quartermaster general in Cromwell's army in Ireland. In the 1950's, the last member of the Oulton family, inheritors by marriage, left Clontarf Castle forever.

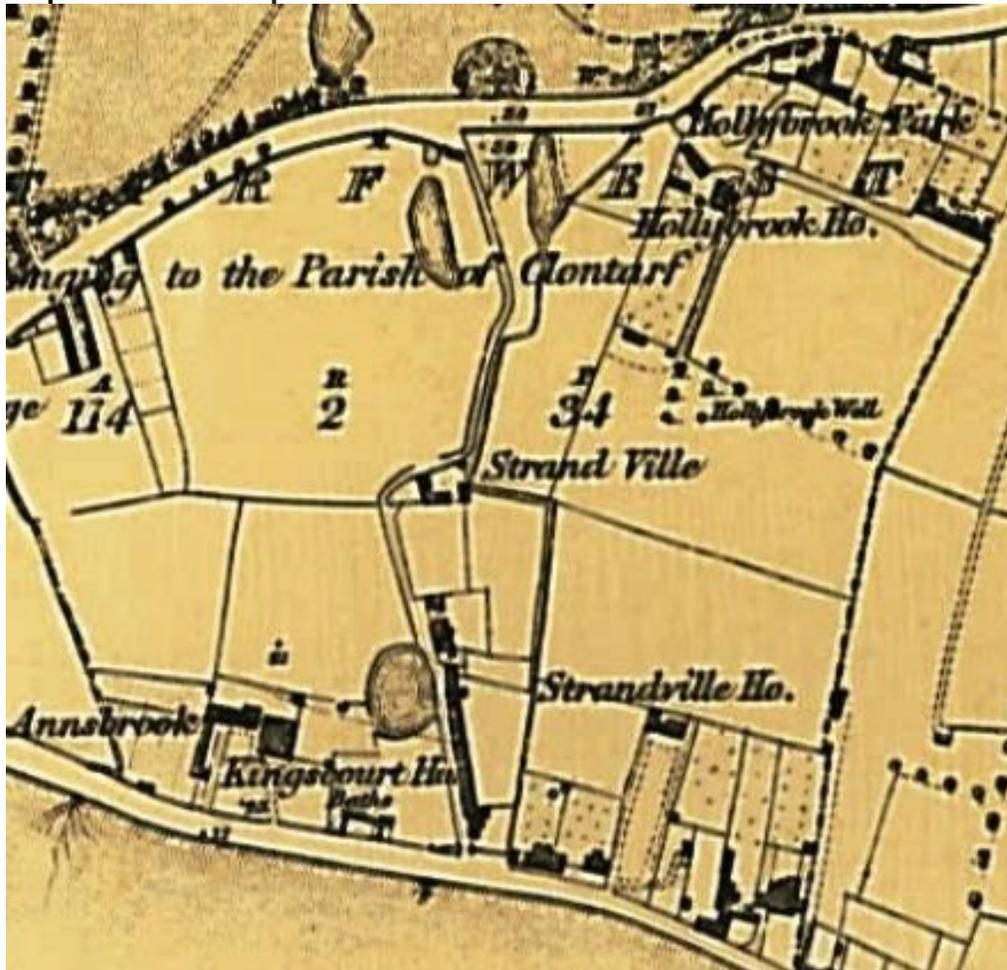
On John Rocque's 1760 map of the area, the only distinctive building is the Royal Charter School that was opened in 1748. It appears also on William Duncan's 1821 map of the area. By the late nineteenth century this had become public hot and cold seawater baths. These were the first indication of the new trend towards appreciating the sea front for leisure as well as commercial potential.

The nineteenth century development of Clontarf was facilitated by the construction of the Dublin and Drogheda Railway in 1844. The development of Hollybrook Road followed on from this significant improvement. The great impetus, which encouraged many to make their homes in Clontarf, came in 1880 when the horse-tram service was initiated between the city centre and Dollymount; this service was electrified in 1898.

Large tracts of lands were developed on a speculative basis, Hollybrook Road being one example of this. Its name is derived from the local Hollybrook River located to the west of the present road. St Lawrence had been laid out but not completely developed while the site of Hollybrook Road is still open fields on the 1890 OS map. A second copy of the 1890 OS map held in the mapping department of Dublin City Council shows a number of the buildings laid out on Hollybrook Road. This could mean that the buildings were being constructed during survey mapping.

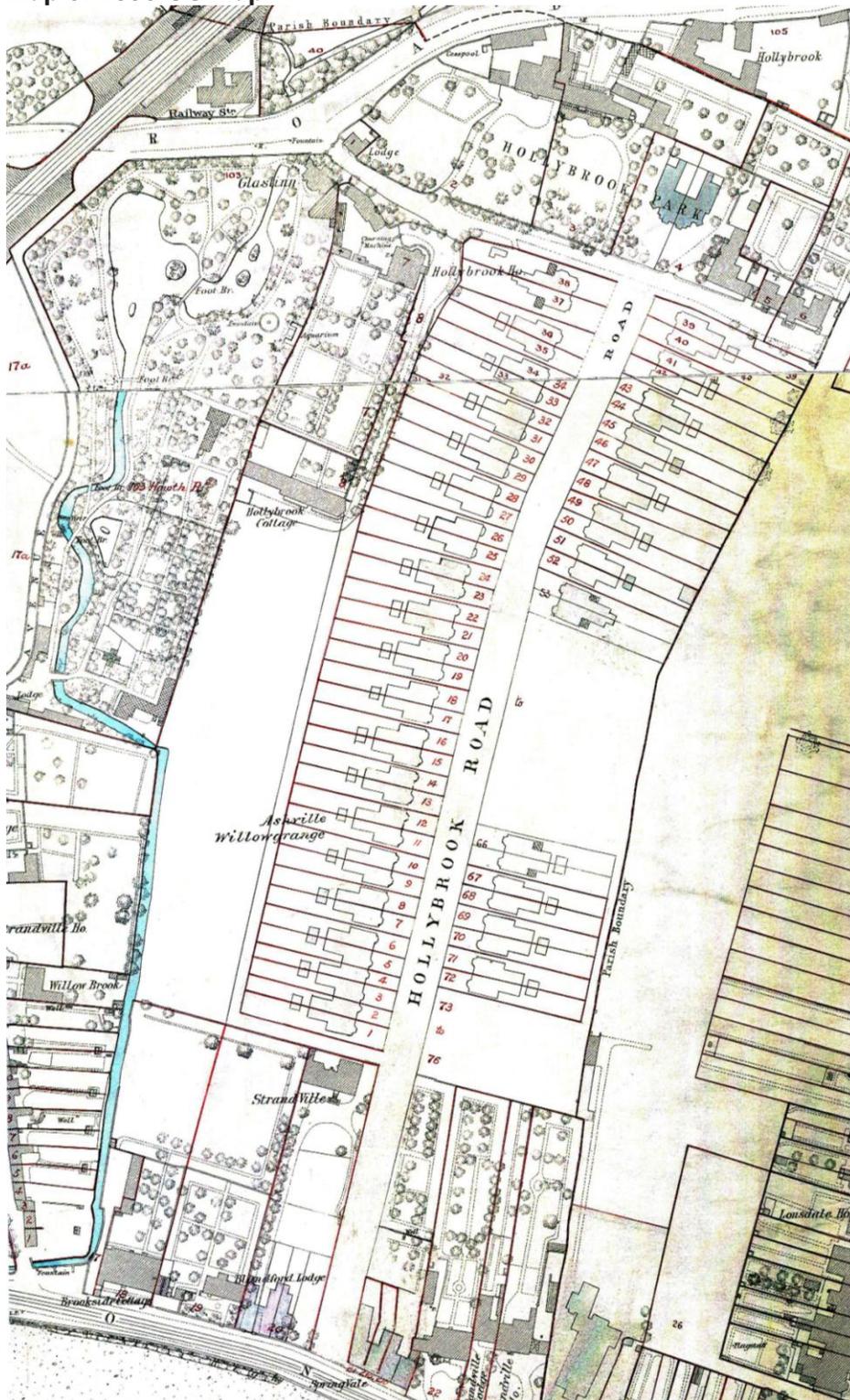
By the 1911 OS map, Hollybrook Road is clearly illustrated as running between Hollybrook Road to the seafront. What is clear is that the new street was laid out alongside the Strandville House linking the development onto Clontarf Road. There is only one large plot remaining mid way along on the east side of the street with a few plots undeveloped at the south east end of the street. This large plot appears to have remained undeveloped until the early twentieth century. The remaining infill buildings are mostly rendered bungalows and two-storey properties.

Map 4: 1837 OS Map



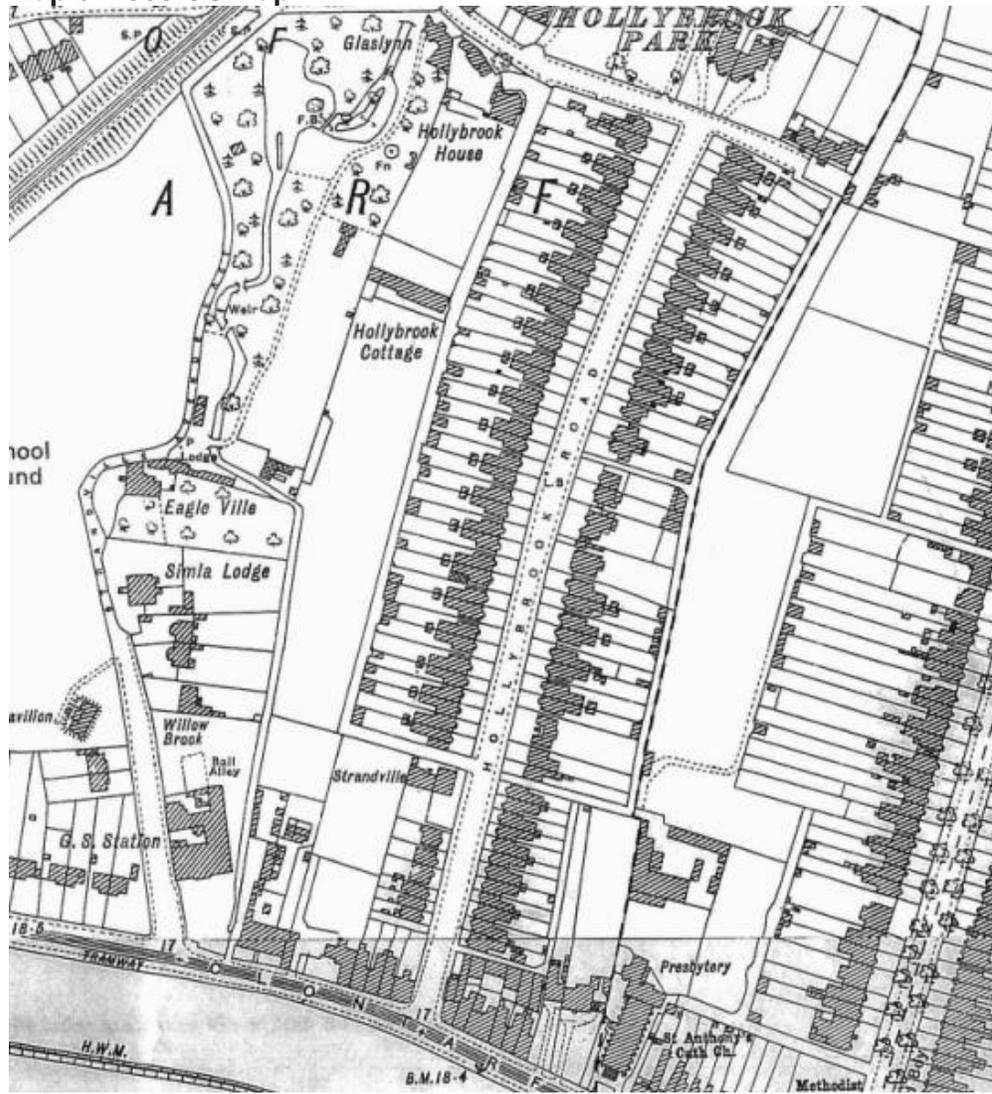
1837 OS map extract showing present area of Hollybrook Road, prior to the commencement of development. Much of the area of the present road is shown as fields. A complex of buildings, marked as Hollybrook House and Hollybrook Park are shown to the north of the present road. Strandville House is shown to the south of the map. A well is also shown to the southeast of Hollybrook House.

Map 5: 1890 OS Map



Circa 1890 OS map showing Hollybrook Road, during development. Strandville, an earlier house shown on the first edition is located on the west side of the south end of the street. The Hollybrook River is located to the west meandering through the nurseries.

Map 6: 1938 OS Map



1938 OS 6 inch map showing Hollybrook Road, after development. Strandville, an earlier house shown on the first edition is located on the west side of the south end of the road. Building on the road is more or less complete at this stage. The Hollybrook River is located to the west meandering through the nurseries.

### 3 Character Assessment & Special Interest

#### *Street Pattern & Layout:*

Hollybrook Road runs on a roughly north south axis between Hollybrook Park and Clontarf Road. The tree-lined road rises on a slight gradient from the seafront towards Hollybrook Park. The view to the south opens out onto sea while the view north is terminated in a pair of semi-detached red brick villas. The pavement is concrete with granite kerbstones while the street lamps are a mixture of early cast-iron swan neck units and modern street lamps. The underlying characteristic of the street lies in the uniform street line and the enclosed front sites which all have the same plot depth. The rear sites are deeper on the east side; however all the rear sites are generous in size with a uniform plotline. The mature front gardens and tree-lined road both contribute to the sense of open space which is an integral part of the character of the area.

The road is mostly made up of red-bricked two-storey houses some with decorative brick corbels and cornices. Some of the houses have had a decorative rendered finish applied to the facades. The houses are mostly terraced, often in groupings of similar design, which may reflect the development patterns. Other are semi-detached with a few freestanding properties, most of which are early to mid twentieth century structures, some being bungalows.

#### *Architectural Character:*

Much of the building was carried out in the late nineteenth century and early twentieth century. Coinciding with the advent of the tram, the houses did not require stabling and consequently could occupy much smaller plots than previously. Generally the houses are two storeys, semi-detached with less elaborate interiors than their 1860s predecessors. The comparable scale, recurring features and character of the buildings lend homogeneity to the area but differing groups of buildings show an individuality of style related to their decorative features. In contrast to houses built twenty years before, basements are less in evidence and the front entrance door is located at ground floor level.

As with the houses, the front boundaries have various styles of cast-iron railings on granite plinths with pedestrian gate, some having brick piers. Some front gardens retain terracotta-tiled paths with roped terracotta edging. The roofing material includes both natural slates and man-made tiles with terracotta ridge combs. Brick chimney pots with terracotta pots are common along the street. The two-storey canted bay is a distinctive characteristic of the street. The window openings are square-headed, some having granite lintels, all with granite cills. The predominant window style is the original single-pane timber sash with shaped horns.

In the main, the entrances have recessed front doors in an entrance porch. These encompass a variety of timber panel designs, some having overlights and sidelights. They retain a wide variety of fine quality stained glass panels. Many retain the original door furniture. The paired side alley gates with timber panelled doors and redbrick surrounds are an unusual feature of these houses having an overall uniform design.

The infill twentieth century semi-detached, bungalow and terraced houses retain the street line of the neighbouring properties and display similarities in the materials and architectural character of the earlier properties on the street.

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

- It forms part of the surviving late Victorian suburbs dating from the 1890s that characterize the development of the city outside the canal ring after the arrival of efficient public transport.
- Overall, the street is a catalogue of late Victorian and early 20<sup>th</sup> century architectural detailing. As speculative developments, they were designed to be as eye catching as possible. These new modern suburbs were connected to the city by public transport trams. The strong visual quality of the brick and rendered buildings and the rhythmic architectural pattern provide a homogenous and attractive built environment with eclectic detailing.
- The street has retained much of its original character and architectural integrity.
- The streetscape setting of Hollybrook Road is enhanced by the front gardens and trees that line the pavement which both contribute to a sense of open space. This includes the special character of the original long front gardens separated by simple railings and hedges with ornate front railings retained. The gardens of the original houses are free from large areas of hard landscaping and vehicular entrances. Vehicular entrances are limited to the later houses on the street.
- The quality usage of historic building materials in the boundary treatments of the historic buildings, kerbstones and historic lamp posts.
- The early 20<sup>th</sup> century houses largely respect the character of the area in terms of their scale, siting and streetscape.



Views of north end of street. Note the enclosed front plots with mature gardens and tree-lined road which contribute to the sense of open space and unique character of the street.



Numbers 37 and 38 Hollybrook Road at north end of street. They display more decorative detail than the majority of the buildings on the street. The houses were reputedly built for the developer.



Most of the houses on the street are composed of semi-detached pairs with hipped roofs, tall chimneys to side elevations and bay windows. Front doors are set in recessed porches. Overtime the some of the original red brick facades have been subject to later early to mid 20<sup>th</sup> century decorative render treatments.



Early 20<sup>th</sup> century infill on located in the mid section of the east side of street. These houses also respect the character of the street.



While most of the late Victorian housing (circa 1890) on the street is composed of semi-detached pairs, numbers 1-6 are terraced and have no side access.



Views of 1930's housing at east end of street which respect the character of the street.



Pre war (circa 1911-1914) houses constructed on eastern side of south end of street display decorative terracotta detailing and attractive recessed doors.



Views of east end of street which has a more enclosed character due to the smaller front gardens.



Views of rear laneways: Most historic rear walls no longer survive. One section of rubble calp limestone wall was identified on a side laneway boundary wall to 77 Hollybrook Road. The side boundary wall to 39 Hollybrook Road is constructed of brick. Remaining original walls are largely of early mass concrete construction.

#### **4 Existing Designations**

Zoning: Hollybrook Road is zoned Zone 2: *to protect and/or improve the amenities of a residential conservation area.*

Record of Protected Structures: The Architectural Conservation Area is composed of 93 houses, 73 of which were protected structures. These were: 1-40 Hollybrook Road, 42-54 Hollybrook Road, 65-71 Hollybrook Road and 76-88 Hollybrook Road (RPS Reference: 3884-3956, Volume 3 of the Dublin City Development Plan 2016-2022).

Objective FCO32 of the 2011-2017 Dublin City Development Plan proposed *to designate additional Architectural Conservation Areas, including residential, suburban areas of the city with the specific objective of reducing buildings in these areas which are listed on the Record of Protected Structures, as appropriate. (Any buildings selected for deletion from the RPS will be of local rather than of regional significance. These ACAs will protect primarily the front facades and streetscape character and will remove the protected structure status of such buildings).*

In accordance with objective FCO32, the City Council deleted 73 No. (see Appendix A) structures from the Record of Protected Structures on the 12<sup>th</sup> of June 2017.

#### **5 ACA Policy**

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

## **6 List of General Objectives**

### **6.1 Introduction**

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.

### **6.2 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 developments which do not match the quality of the predominantly Victorian buildings in terms of scale, materials, proportions or detailing.
- The use of front gardens to provide for car parking results in the loss of one of the area's most positive characteristics – its leafy, spacious quality. The loss of front boundary treatments and soft landscaping for car parking negatively impacts the character of the streetscape and buildings.
- Small incremental changes can quickly erode the appearance of historic buildings. In particular, the use of inappropriately detailed replacement window and double glazing, uPVC window and door frames and satellite dishes erode the architectural character and appearance of the buildings.
- Porches, extensions, roof alterations which have an impact on the frontages of buildings in the area and an adverse impact on its character.

### **6.3 List of Objectives**

- To provide for the retention of original materials and features such as roof coverings, walls/renders, windows, doors, and other significant features of historic buildings within the ACA.
- To provide for the retention of front gardens, railings, trees 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 7.3 for details).
- To encourage the removal of redundant modern signage 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 and granite kerbstones will be retained.

## 7 Guidelines to Homeowners in Architectural Conservation Areas

### 7.1 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.

### 7.2 General Alterations and Domestic Extensions

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

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.

<b>Planning and Development Regulations 2001-2010 (no longer exempt)</b>	
<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 7</b>	The construction or erection of a porch outside any external door of a house.

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

Before starting any work, homeowners 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. 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 protected structure.

### 7.3.1 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 features and materials where carried out to best conservation practice.	Alteration of historic materials and features that alter the character and appearance of the roofscape.  Removal or inappropriate alteration of chimneystacks and chimneypots.
The replacement of later inappropriate roof coverings with natural slate.	Addition of modern features e.g. roof lights or change of roof pitch.

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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.

### 7.3.2 Walls



Walls are the main structural fabric of any building. Every effort should be made to retain or re-use original facing brickwork, vitrified 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 where carried out using appropriate materials, to best conservation practice by a specialist practitioner. Please note that depending on extent of works, written agreement may be required from the planning authority prior to works commencing, including details of the proposed works.	Removal of historic render treatments.
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.
Localised repointing where carried out using appropriate materials, to best conservation practice by a specialist practitioner.	Wholesale repointing. Cleaning of historic buildings.

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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.

### 7.3.3 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.

Exempted Works	Works that require permission
Localised repair of historic timber sash windows where carried out to best conservation practice. Any proposals for the wholesale replacement of historic timber sash windows require written agreement from the planning authority prior to works commencing, including details of the proposed works.	Removal of historic timber sash windows and replacement with inappropriate materials and design.  Removal of historic glazing from original windows.
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.	Installation of inappropriately detailed double glazing to historic buildings.

<b>Exempted Works</b>	<b>Works that require permission</b>
<p>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. Please note that written agreement will be required from the planning authority prior to works commencing, including details of the proposed works.</p>	
<p>Localised repairs of historic doors where carried out to best conservation practice. Any proposals for the wholesale replacement of historic timber doors require written agreement from the planning authority prior to works commencing, including details of the proposed works.</p>	<p>Replacement of historic front doors with poorly detailed modern doors of inappropriate materials and design.</p>
<p>The replacement of later inappropriate doors with painted timber doors to those 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. Please note that written agreement will be required from the planning authority prior to works commencing, including details of the proposed works.</p>	<p>Installation of porches or recessing doorways.</p>

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

### 7.3.5 Rainwater goods



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

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

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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.

### 7.3.6 Boundary walls and railings



Historic front boundary walls, side 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, stone and concrete 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. Matching materials should be sourced. Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

The mature front gardens and trees that line the pavement both contribute to a sense of open space and enhance the streetscape setting.

The Dublin City Development Plan 2016-2022 sets out standards for *Parking in the Curtilage of Protected Structures and in Conservation Areas* under subsection 16.10.18 as follows;

*Poorly designed off-street parking in the front gardens of protected structures and in conservation areas can have an adverse affect on the special interest and character of these sensitive buildings and areas. For this reason, proposals for off street parking in the front gardens of such buildings will not normally be acceptable where inappropriate site conditions exist, particularly in the case of smaller gardens where the scale of intervention is more significant – and can lead to the erosion of the character and amenity of the area.*

The form and pattern of development fronting onto Hollybrook Road mostly comprises terraced and semi-detached residential properties with small scale front (and side) gardens and larger, longer rear gardens. Therefore, proposals for off-street car parking to the front and side of these smaller gardens would result in a scale of intervention which would be significant and thus would lead to the erosion of the special character

and amenity of the area, which would be contrary to the objective to preserve the special interest and character of the Architectural Conservation Area.

<b>Exempted Works</b>	<b>Works that require permission</b>
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.
Making of openings to rear laneways to provide access to rear gardens for pedestrians and/or off street car parking for one to two cars on condition that it does not impact surviving rubble stone or brick walls.	Removal of existing front gardens and associated boundaries for off street parking.  Removal of existing gardens and replacement with large areas of hard landscaping.
Where the early mass concrete walls to rear lanes and gardens are beyond repair, their removal and construction of a modern rendered concrete wall.  Repair of the surviving historic side boundary and laneway walls, where they are of random rubble stone and brick construction (for examples, no's 39 & 77 Hollybrook Road) where carried out to best conservation practice. To be carried out by a specialist practitioner using appropriate techniques, detailed to match the original.	Removal of the surviving historic side boundary and laneway walls where they are of random rubble stone and brick construction.

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

### 7.3.7 Historic Kerbing and Paving



Existing stone kerbstones and stone sets are important streetscape features to be retained.

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

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

**7.3.8 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. 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.

<b>Exempted Works</b>	<b>Works that require permission</b>
Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, heating system flues and vents to the <b>REAR</b> of buildings.	Addition of features such as solar panels, aerials, satellite dishes, CCTV cameras, heating system flues and vents to the <b>FRONT</b> of buildings.
Burglar alarms, micro antennae and micro CCTV cameras to the <b>FRONT</b> of buildings will be considered where they are carefully positioned and not visible from the street. Written agreement should be sought from the planning authority prior to works commencing, including details of proposed works.	<b>All</b> signs regardless of size and location.
Repair of public lighting.	<b>Removal</b> of historic street features.

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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.

## 8 Useful Sources of Information for House Owners

<b>Organisation</b>	
<p><b>Irish Georgian Society</b> 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 home owners 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>The <b>Irish Construction Federation</b> maintains a register of Heritage Contractors. The register aims to provide an accessible list of reliable heritage contractors.</p>	<p><a href="http://heritageregistration.ie/">http://heritageregistration.ie/</a></p>
<p>The <b>Royal Institute of the Architects of Ireland</b> (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="http://www.riai.ie/practice_directory/">http://www.riai.ie/practice_directory/</a></p>
<p><b>Dublin City Council Conservation Section</b> is responsible for the protection of the architectural heritage of the City as defined by the Planning and Development Act 2000 (amended 2010). The Conservation Section operates an annual grant scheme for protected structures and houses within Architectural Conservation Areas. This is subject to funding provided by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.</p>	<p><a href="http://www.dublincity.ie/Planning/HeritageConservation">http://www.dublincity.ie/Planning/HeritageConservation</a></p>
<p><b>Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs</b> 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="http://www.ahrrga.gov.ie/heritage/heritage-publications/?month=0&amp;years=0&amp;topics=44&amp;paged=1">http://www.ahrrga.gov.ie/heritage/heritage-publications/?month=0&amp;years=0&amp;topics=44&amp;paged=1</a></p>
<p><b>Dublin Civic Trust</b> 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="http://www.dublincivictrust.ie/">http://www.dublincivictrust.ie/</a></p>

<b>Organisation</b>	
<p>The <b><i>Irish Architectural Archive</i></b> 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.</p>	<p><a href="http://www.iarc.ie/">http://www.iarc.ie/</a></p>
<p>The <b><i>National Inventory of Architectural Heritage</i></b> is a section within the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. 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.</p>	<p><a href="http://www.buildingsofireland.ie/">http://www.buildingsofireland.ie/</a></p>

**Appendix A: List of Deletions from Dublin City Development Plan 2016-2022, Record of Protected Structures**

<b>RPS Ref No</b>	<b>Number</b>	<b>Address</b>	<b>Description</b>
3884	1	Hollybrook Road, Dublin 3	House
3885	2	Hollybrook Road, Dublin 3	House
3886	3	Hollybrook Road, Dublin 3	House
3887	4	Hollybrook Road, Dublin 3	House
3888	5	Hollybrook Road, Dublin 3	House
3889	6	Hollybrook Road, Dublin 3	House
3890	7	Hollybrook Road, Dublin 3	House
3891	8	Hollybrook Road, Dublin 3	House
3892	9	Hollybrook Road, Dublin 3	House
3893	10	Hollybrook Road, Dublin 3	House
3894	11	Hollybrook Road, Dublin 3	House
3895	12	Hollybrook Road, Dublin 3	House
3896	13	Hollybrook Road, Dublin 3	House
3897	14	Hollybrook Road, Dublin 3	House
3898	15	Hollybrook Road, Dublin 3	House
3899	16	Hollybrook Road, Dublin 3	House
3900	17	Hollybrook Road, Dublin 3	House
3901	18	Hollybrook Road, Dublin 3	House
3902	19	Hollybrook Road, Dublin 3	House
3903	20	Hollybrook Road, Dublin 3	House
3904	21	Hollybrook Road, Dublin 3	House
3905	22	Hollybrook Road, Dublin 3	House
3906	23	Hollybrook Road, Dublin 3	House
3907	24	Hollybrook Road, Dublin 3	House
3908	25	Hollybrook Road, Dublin 3	House
3909	26	Hollybrook Road, Dublin 3	House
3910	27	Hollybrook Road, Dublin 3	House
3911	28	Hollybrook Road, Dublin 3	House
3912	29	Hollybrook Road, Dublin 3	House
3913	30	Hollybrook Road, Dublin 3	House
3914	31	Hollybrook Road, Dublin 3	House
3915	32	Hollybrook Road, Dublin 3	House
3916	33	Hollybrook Road, Dublin 3	House
3917	34	Hollybrook Road, Dublin 3	House
3918	35	Hollybrook Road, Dublin 3	House
3919	36	Hollybrook Road, Dublin 3	House
3920	37	Hollybrook Road, Dublin 3	House
3921	38	Hollybrook Road, Dublin 3	House
3922	39	Hollybrook Road, Dublin 3	House
3923	40	Hollybrook Road, Dublin 3	House
3924	42	Hollybrook Road, Dublin 3	House
3925	43	Hollybrook Road, Dublin 3	House
3926	44	Hollybrook Road, Dublin 3	House
3927	45	Hollybrook Road, Dublin 3	House
3928	46	Hollybrook Road, Dublin 3	House

<b>RPS Ref No</b>	<b>Number</b>	<b>Address</b>	<b>Description</b>
3929	47	Hollybrook Road, Dublin 3	House
3930	48	Hollybrook Road, Dublin 3	House
3931	49	Hollybrook Road, Dublin 3	House
3932	50	Hollybrook Road, Dublin 3	House
3933	51	Hollybrook Road, Dublin 3	House
3934	52	Hollybrook Road, Dublin 3	House
3935	53	Hollybrook Road, Dublin 3	House
3936	54	Hollybrook Road, Dublin 3	House
3937	65	Hollybrook Road, Dublin 3	House
3938	66	Hollybrook Road, Dublin 3	House
3939	67	Hollybrook Road, Dublin 3	House
3940	68	Hollybrook Road, Dublin 3	House
3941	69	Hollybrook Road, Dublin 3	House
3942	70	Hollybrook Road, Dublin 3	House
3943	71	Hollybrook Road, Dublin 3	House
3944	76	Hollybrook Road, Dublin 3	House
3945	77	Hollybrook Road, Dublin 3	House
3946	78	Hollybrook Road, Dublin 3	House
3947	79	Hollybrook Road, Dublin 3	House
3948	80	Hollybrook Road, Dublin 3	House
3949	81	Hollybrook Road, Dublin 3	House
3950	82	Hollybrook Road, Dublin 3	House
3951	83	Hollybrook Road, Dublin 3	House
3952	84	Hollybrook Road, Dublin 3	House
3953	85	Hollybrook Road, Dublin 3	House
3954	86	Hollybrook Road, Dublin 3	House
3955	87	Hollybrook Road, Dublin 3	House
3956	88	Hollybrook Road, Dublin 3	House