

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Capel Street and Environs Architectural Conservation Area

Part 1 – Background and Case for the ACA 1

1.0	Introduction	1
2.0	Location of Area	1
3.0	History	3
3.1	Origins	3
3.2	Eighteenth Century Development	4
3.3	Nineteenth Century Development	4
3.4	Twentieth Century Development	4
4.0	Description and Character Appraisal	5
4.1	Architectural Character	5
4.1.1	The East Side of Capel Street	6
4.1.2	The West Side of Capel Street	8
4.2	Shopfronts	11
4.3	Capel Street Paving	12
4.4	Summary of Character Statement	12
5.0	Character and Special Interest	12
6.0	Building Features which Contribute to the Character	13
7.0	Interventions which would Detract from the Character	14

Part 2 – Objectives and Policies 15

8.0	Policies and Management of Area	15
8.1	Existing Development Management Policies for Capel Street	15
8.2	Policies for Capel Street ACA	15
8.2.1	Preserving the Character	15
8.2.2	Protected Structures	16
8.2.3	Non-protected Structures	16
8.2.4	Shopfronts	17
8.2.5	Reinstatement	17
8.2.6	Advertising Structures	18
8.2.7	Skyline Clutter	18
8.2.8	New Build	18
8.2.9	Public Domain	19

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Part 1 - BACKGROUND AND CASE FOR THE ACA

In accordance with Objective H7 of the Dublin City Development Plan 2005-2011, it is the policy of the Council *to identify and designate at least eight new architectural conservation areas during the lifetime of the Plan.*

1.0 Introduction

Capel Street is one of the most historically significant streets in Dublin City. The street formed part of an extension of the city north of the river by Sir Humphrey Jervis who built his estate on the lands of St. Mary's Abbey. In 1676 Jervis built a new bridge, Essex Bridge, which established Capel Street as one of the main thoroughfares between the north and south sides of Dublin City.

The street was laid out for residential use in the late 17th century and was completed by the early 18th century. Initially the street was lined with free standing mansions, with gardens and courtyards, and Dutch Billy houses. During the 18th century these were replaced by two-bay brick buildings and by 1800 the street became used for commerce and hence Capel St took on its current form as it appears today.

The North Inner City, including Capel Street was subject to urban decline during the majority of the 19th and 20th Centuries. In recent years, the North Inner City, including Capel Street has undergone a process of renewal, resulting in strong redevelopment pressures within the area.

It is important that any redevelopment or renewal in this area respects the existing historic and architectural character of the Street. In order to achieve this objective, the character or special interest of the area must be identified and policies and objectives for its preservation formulated.

It is therefore proposed under Section 81 of the Planning and Development Act 2000 and in accordance with Objective H7 of the Dublin City Development Plan 2005-2011, to designate Capel Street as an Architectural Conservation Area.

2.0 Location of Area:

Capel Street is located on the western fringe of the North Inner City Centre retail and commercial core approximately 0.5 kms west of O'Connell Street. The Street is within the environs of O'Connell Street, Abbey Street, Mary Street and Parnell Street. To the west of the street are the historic fish, fruit and vegetable markets and the legal district, based around the Four Courts. Capel Street is located at the centre of this thriving and historic part of the north inner city.

The Capel St ACA area is bounded to the North by King Street North, to the South by Ormond Quay Upper and Lower, to the west by the rear of properties that can be accessed from Anglesea Row, Campbell's Court and Mary's Abbey and to the east by the rear of properties that can be accessed from Loftus Lane, Parnell St, Britain St, Jervis Lane Upper, Jervis Lane Lower and Strand Street Great.



Fig: 2.0 Aerial Photograph Capel Street & Environs

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Fig: 2.1 Capel Street & Environs

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



3.0 History

3.1 Origins

Capel Street was originally planned in the 17th Century for residential use. It formed part of a larger estate known as the Jervis Estate. The north side of the development, by Sir Humphrey Jervis, marked an important point in the history of Dublin's growth, and was the first large-scale residential scheme to be executed in a short period of time.

The Duke of Ormonde persuaded Jervis to build a stone quay, and between 1682 and 1684 Jervis laid out Ormond Quay and inspired the system of quays along the river. The new streets of the Jervis Estate were first planned in 1685 and behind Ormond Quay, Jervis laid out a rectangular grid that included; Capel Street, Jervis Street, Mary Street, Great Britain Street, Great Strand Street. At the centre of this complex was St. Mary's Church and graveyard (attributed to Thomas Burgh and built in 1698), constructed in order to cater for the new population that was beginning to inhabit nearby Capel Street, Mary Street and Abbey Street. This is recognised as an important point in the history of Dublin, as it was the first large-scale residential scheme completed in a short period of time.

JOHN ROCQUE'S MAP 1756 CAPEL STREET OUTLINED IN RED

In 1676 Jervis approached Viceroy, Lord Essex for finance to build a new bridge. He promised to call the bridge Essex and beyond it, lay out a fine street and call it after the family name 'Capel' (Craig, Maurice, *Dublin 1600-1860*, Allen Figgis & Co. Ltd, 1980, p.25). Essex bridge was the principal bridge on the Liffey (until 1794 when Carlisle Bridge was built) and it established Capel Street as one of the main thoroughfares between the north and south sides of Dublin City. As such, Capel Street became one of the most fashionable addresses.

During the 17th Century Capel Street had many significant structures, Jervis's house was located at the corner of Mary Street and was described in the 1670's as 'the great mansion house of St. Mary's Abbey'. A large house at no. 27, probably no.9 today, was the King James Mint – an impressive late 17th century house with a high pitched roof.

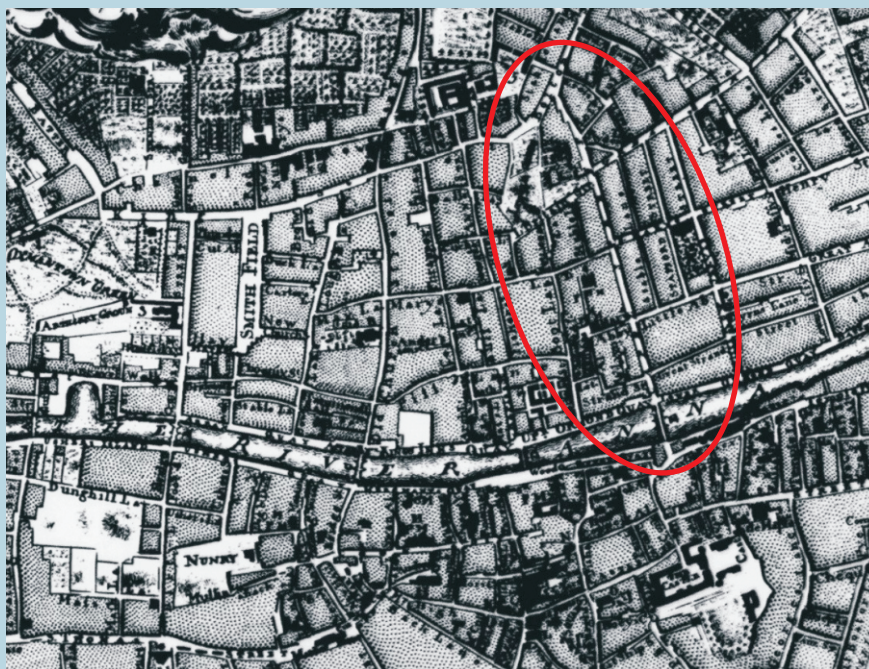


Fig: 2.2 John Rocque's Map, 1756

Capel Street outlined in red

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



3.3 Eighteenth Century Development:

Many of the original buildings in Capel Street were large mansions with gardens and courtyards.

During the Eighteenth Century the character of the estate began to change as the large 17th century plots were subdivided and terraces of 2 bay brick houses were built to form the streetscape that is familiar today. A number of these early 18th century brick houses survive on a triangular plot at the north end of the street on the east side, which were developed by Robert Sisson (Joiner) in 1719. The Speaker of the Irish House of Commons 1715-29, William Connolly, had a mansion located at the corner of Capel Street & Little Britain Street, this structure was demolished c. 1770 and Ralph Ward built a terrace of no. 6 houses here, presently no's 103-108. Roque's map of 1756 shows Capel Street fully developed with a variety of plot sizes. It is also of note that for the first time in the city, mews lanes were provided to the rear of residential property and these can still be traced today.

In the late Eighteenth Century the lower section of the Street was a thriving centre for trades and artisan activity. Places of entertainment also flourished in this period – the site of Thomas Lenehan's was a little playhouse known as 'The City Theatre'.

By 1800 Commerce became the dominant use for buildings on the street, with activities including jewellers, apothecaries, a pianoforte-maker, hosiers and milliners.

3.2 Nineteenth Century Development:

Capel Street took on the its current appearance we see today during the 19th century. During this period retail became prominent on the street so that domestic houses at the top lost their front doors and railings to make way for shopfronts.

Rebuilding and development continued at the north end of the street and of particular note are the late Georgian single bay houses with Wyatt windows and timber Doric shopfronts near the corner of Bolton Street, built in 1822.

During the later part of the 19th century the westside of the street in particular, saw an increase in the development of commercial buildings, including Patrick Bolands Bakery and Kerr's China showrooms. Patrick Boland purchased the old Presbyterian Church and converted this to a Bake House, the dwellings to the front were replaced by buildings of an 'Italian character', these exist today as no's 133-136. One of the most striking buildings of this period is located at no's 114-116 and was built for Messrs Kerr in 1871 (now occupied by Oman Antique Galleries). McNeill's music shop established in 1834, was until recently one of the longest serving businesses on the street, the shopfront is from the 19th century.



Photo: 3.0 No. 140 Capel Street John McNeills

3.4 Twentieth Century Development

Over the course of the twentieth century the Capel Street area was subject to urban decay and by the 1980's the street had gone into serious decline, with considerable levels of dereliction and vacant property,

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Over the last decade of the century and in more recent times, the transformation in Irish society has impacted on the street, these changes have included the construction of the Light Rail project 'Luas' which intersects the street at Mary's Abbey and Abbey Street, a new residential community and a vibrant commercial sector, has emerged. These new developments result in new issues and opportunities arising for the street. The following sections of this report will appraise the uses, structure and buildings, which give Capel Street its distinctive character, and will seek to define a policy framework so that this special character may be preserved, in the future development of the street.



Photo: 3.1 Capel Street - Eastern Side

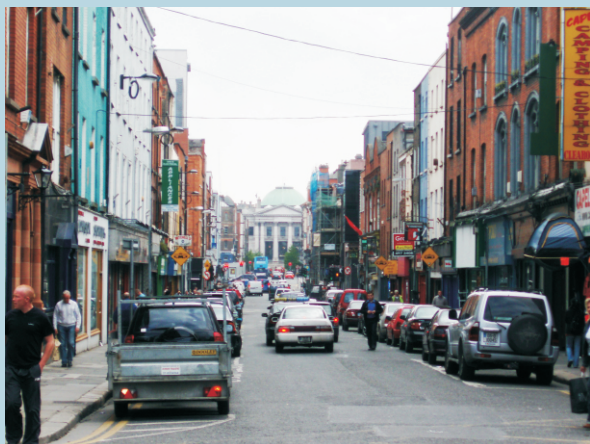


Photo: 3.2 A view to City hall from Capel Street

4.0 Description and Character Appraisal

4.1 Architectural Character

The character of the street is largely defined by its form and scale. The street is long and narrow and is further defined by its tall narrow terraced buildings. There are a variety of architectural styles, periods and uses on the street.

The building types range from small early Georgian brick houses (particularly at the northern end) to tall narrow late 18th and early 19th century buildings. Ornate late 19th century commercial buildings are also in evidence on the street. The street displays an interesting array of doorcases and window designs spanning the 18th century to today.

The re-facing of many of the building's facades in the late 19th and early 20th centuries belies their early origins. Many of the buildings are 18th century in date with the earliest surviving buildings dating from the 1720's and have panelled interiors.



Photo 4.1: Paneled Interiors

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



4.1.1 The East Side of Capel Street

The East side of Capel Street has a number of Georgian and Victorian buildings and an interesting array of shopfronts, a number of which will be expanded upon here.

Number 1 and 2 Capel Street on the corner of Capel Street and Ormond Quay are immortalised in James Malton's print of 1797 entitled 'View of Capel Street'. The buildings are shown as brickfaced rather than rendered as they are today. However the original round-headed windows on the first floor of number one still survive. The former Taoiseach Seán Lemass was born in Number 2 in 1899.

Number 7 and 8 on the corner of Great Strand Street was built c. 1880. This commercial building is characterised by an elaborate corner sited pedimented doorcase.



Photo 4.2: No.7 Capel St

Number 33-36, McQuillan's Hardware, was built in 1867 for Joshua Edmundson. Plaster band quoining and moulded architraves survive to the on the front façade while the interior retains 19th century joinery and cornices



Photo 4.3: No.33-36 Capel St Streetscape



Photo 4.3.1: Mc Quillan's Facade

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Number 40-41, built in 1899, as a bank is now Louis Copeland's Gentlemen Outfitters. Its sombre shop front reflects its banking origins. The ground floor comprises a sandstone construction of piers, fascia, cornice and pedimented doorcase with engaged Doric columns. The sandstone is used to great effect above in the stringcourse and at pediment level.



Photo 4.4: No. 40-41 Capel St Streetscape



Photo 4.5: No. 40-41 Capel St Facade

Another interesting terrace of buildings is located at the northern end of the street. Number 78-84, built in 1822, comprise an unusual terrace of single-bay Georgian houses with Wyatt windows to the upper floors and Doric shopfronts to the ground floor.



Photo 4.6: No. 78-84 Capel St

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



4.1.2 The West Side of Capel Street

The west side of Capel Street boasts an array of buildings spanning the Georgian period to more recent times. It also has a number of interesting shopfronts and public houses, a number of which will be expanded upon.



Photo 4.7: No. 88 Capel St

Along this northern stretch of the street there are a number of terraced Georgian houses. These include numbers 96-97, built c.1795, which still retain their railed basement areas.



Photo 4.8: No. 96-97 Capel St

Number 101 displays a particularly fine Portland stone Ionic doorcase. Numbers 105 and 106 are composed of rusticated granite to the ground floor. Both houses display fine interiors.



Photo 4.9: No. 101 Capel St

Numbers 110-113 Capel Street was redeveloped in the early 1990's, however the original Edwardian shopfronts were retained in the development.



Photo 4.10: No. 110-113 Capel St

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Numbers 114-116, this impressive Victorian show room built in 1871, is used as Oman Antique Galleries. It features a highly decorative stuccoed facade with shopfront to ground floor defined by Doric columns with a channelled blind arcade. Further stucco detailing enhances the first floor windows and pediment. Further south, at numbers 121-122, an earlier Victorian building, now in use as a Centra and restaurant, displays some of the finest stucco facades of the period.



Photo 4.11: Doorcase at Oman Antique Galleries

Slattery's Public House at 129-131, despite later alterations, still displays one of the most striking Victorian facades on the street.

Number 140, formerly J. McNeill's Music Shop is one of the most impressive shop fronts on the street. It dates to c. 1840 and comprises carved brackets supporting a fascia board. Two vertical mullions divide the shop windows and the shop door has inset removable shutters.

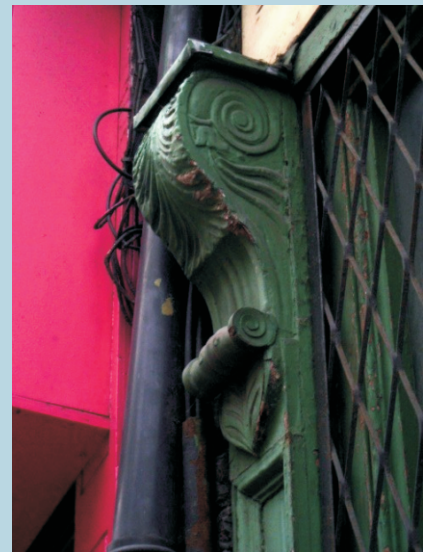


Photo 4.12a: McNeill Console Bracket Detail



Photo 4.12b: McNeill Console Doorway Detail

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Number 165, Nealon's Public House, is situated at the corner of Little Strand Street. Built in 1870, it displays polychromatic brickwork to the upper facades and an attractive shopfront to ground floor.



Photo 4.13 Nealon's Public House

Number 168, The Soup Dragon, was built in the early 19th century and the façade was embellished in the later 19th century. The windows are characterised by highly decorative surrounds. The ground floor is particularly distinctive with polished granite pilasters with Venetian Gothic capitals and arches.



Photo 4.14 The Soup Dragon

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



4.2 Shopfronts

Significant original shop fronts, which are still in existence, on Capel Street include John McNeill's Music Shop, no. 140 Capel Street. It is a two-bay four storey building, dating from 1830.



Photo 4.15 No. 140 Capel Street John McNeills

This shopfront displays carved brackets supporting a fascia board. Vertical Mullions divide the shop window while the shop door has insert removable shutters. There are early twentieth century casement windows on the first floor and single-pane timber sash windows on the second and third floors.

At the northern end of Capel Street there is an example of Doric shopfronts, which have been retained in a unique terrace of six single bay buildings.

One of the most dramatic shop fronts on the street is at no. 114-116, now occupied by Oman Antique Galleries. This late nineteenth century shop front consists of banded stucco piers with half Doric pilasters supporting a fascia with a modillion cornice. The upper floors consist of red brick laid in Flemish bond with stucco banded quoins and a stucco cornice on brackets. Segmental-headed windows on the first and second floors with original single-pane timber sash windows.



Photo 4.16 No. 114 - 116 Capel Street

Capel Street displays several impressive original shop fronts, however many other original shop fronts are hidden behind plastic fascia boards.



Photo 4.17 Example of an oversized modern shop front

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



4.3 Capel Street Paving

Capel Street being a late seventeenth century street in origin has much historic paving from different periods, with an almost unbroken line of kerbing, except for recent interventions/missing sections at junctions, with both broad kerbing and narrower kerbing, and with some early granite surrounds to cellar lights. It also has some very rare large granite paving slabs on the west side, which stretch the whole width of the pavement.

Many of the former mews lanes to Capel Street have original cobble setts, which form an integral part of our architectural heritage. The street retains the majority of its granite kerbs except to the northern end of the street where new white granite kerbs are to be found. Outside no. 134-137 there are 13 flags, which span from shop front to the edge of the kerb.



Photo 4.18 Original Flagstones retained at no. 134-137

4.4 Summary of Character Statement

The character of Capel Street is essentially formed by the sense of urban grain that results from the combination of individual buildings of tall narrow proportion. This historic urban grain set against the layout and scale of the street creates a strong sense of urban enclosure. The variety of building styles and their many architectural features, found on Capel Street, adds to variety and interest.

Capel Street is also characterised by small-scale shop types, which is due to the retention of the existing historic urban form and the prevention of amalgamation of the traditional plots sizes. These historic plot widths have discouraged a large-scale commercialisation of the Street.

5.0 Character and Special Interest (under Planning and Development Act 2000)

According to Section 81 of the Planning and Development Act 2000, Architectural Conservation Areas will represent the character of a place, area, group of structures or townscape, taking account of building lines and heights, that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contribute to the appreciation of protected structures.

The elements that contribute to the character and special interest of Capel Street are considered below.

Architectural

Capel Street due to its form and layout has a strong sense of enclosure and uniformity. This sense of enclosure is reinforced by the vista down Capel Street, which is framed by City Hall at the southern end and at the Northern end by the bend in the street as it curves slightly towards Bolton Street.

Architectural

It is one of the most intact commercial streets in Dublin. Most building plots remain unaltered from the middle of the nineteenth century with the majority of them being two bays wide. Building types range from small early Georgian brick houses to tall narrow late eighteenth and early nineteenth century buildings.

Architectural

Ornate early Victorian commercial buildings are also evident on the street. This variety of building types provides for an attractive mix of materials and architectural forms and features.

Historical

Capel Street is of special interest historically because the street was the primary thoroughfare between the north and south sides of Dublin City until the construction of O'Connell Bridge in 1794. As such Capel Street became one of the fashionable addresses in the late seventeenth century and throughout eighteenth century Dublin.

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Photo 4.19 No's 1 - 6 Capel Street



Photo 4.20 Georgian buildings on Capel Street

6.0 Building features which Contribute to the Character

Building types: The range of periods and building types on the street is one of the most striking characteristics of the street.

Building form: The terraced nature of the buildings, narrow plots and parapet lines give the street a strong sense of enclosure.

Facades: The facades are largely brick ranging from yellow, brown and red in colour. They date from the 18th century to the early 20th century with 19th century red brick the dominant brick type. Some buildings display polychromatic brickwork which is typical of the Victorian period. Where buildings are rendered they were generally smooth rendered or ruled and lined. Stucco embellishments are found on a number of buildings with stucco quoins, moulded architraves, stringcourses and cornices.

Windows: Given the variety of building types and periods on Capel Street there is a wide range of window types spanning the 18th and 20th century. They include multi-paned and single-paned square and round-headed windows and Wyatt windows. The Wyatt windows are found on a unique terrace of single-bay Georgian buildings and are a particular feature of the street.

Doors: Given the large number of retail units on the street very few original doorcases survive, however the few remaining are of significance ranging in date from the early 18th century onwards. These are largely located on the northern end of the street. These include a Baroque doorcase at number 66, a Gibbsian doorcase at number 88 and a number of typical neo-classical Georgian doorcases.

Shopfronts: There is a range of shopfronts on the street ranging in date from the 19th century to the present day. These include a simple Doric shopfront at number 81, a Greek Revival rendered shopfront at number 108 and the former music shop 'J. McNeill' at number 140. Many of the shopfronts display attractive detailing in their console brackets, cornices, pilasters and pilasters.

CAPEL STREET & ENVIRONS

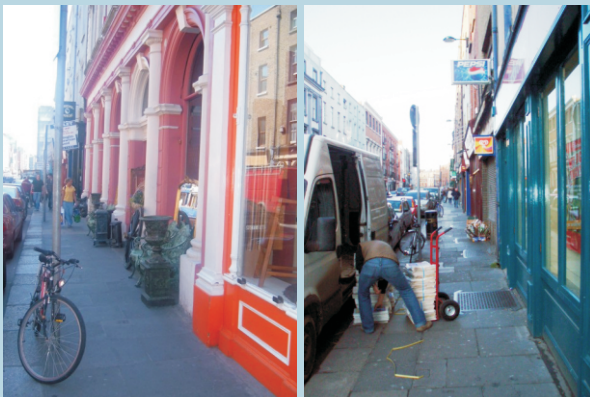
ARCHITECTURAL CONSERVATION AREA (ACA)



Roofs: The roofs are largely hidden by the line of parapets which is a particular characteristic of the street. Most of the roofs would have been roofed with Blue Bangor slate.

Rainwater goods: Cast-iron rainwater goods survive in places

Paving and kerbing: A high proportion of granite kerbstones still survive on the street. Some areas of original granite flagstones also survive.



Cluttering of narrow footpaths on Capel Street

7.0 Interventions which would detract from the character

- The raising of the existing parapet line is inconsistent with the existing pattern of development on the street.
- Inappropriate new builds which do not respect the existing massing and scale of the street.
- Removal of original features and replacement with inappropriate modern replacements such as roofs, rainwater goods, render, windows, doors, railings etc.
- Roofs: The removal and replacement of natural slate (generally 'Blue Bangor') with inappropriate modern substitutes such as artificial slate.
- Rainwater goods: Inappropriate modern replacement of original cast-iron rainwater goods with modern substitutes such as plastic.
- Render: Inappropriate render treatment such as the removal of historic limes renders and replacement with hard cement renders, replacement of a ruled and lined rendered façade with a smooth rendered façade.
- Windows: Inappropriate modern replacements both of uPVC and timber. The policy should be repair rather than replacement and where replacement is the only option historically correct windows should be installed. Windows should also be painted.
- Doors: Inappropriate modern replacements both of uPVC and timber. The policy should be repair rather than replacement.
- Railings: The removal of original cast-iron railings. The policy should be repair rather than replacement
- Inappropriate Cleaning and repointing of brickwork.
- Inappropriate shopfront materials, designs and proportions.
- Routing of electrical wiring on the front facade.
- Removal of stone setts and paving.

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



8.0 Policies and Management of Area

8.1 Existing Development Management Policies for Capel Street

The Dublin City Development Plan 2005-2011 contains the following policies and objectives which pertain to the ACA.

Zoning – Entire street is zoned Z5 “*To consolidate and facilitate the development of the central area, and to identify reinforce and strengthen and protect its civic design character and dignity*”.

The primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed-use development. The strategy is to provide a dynamic mix of uses, which interact with each other, create a sense of community and which sustains the vitality of the inner city both by day and night.

Conservation Area and RPS – The northern portion of Capel St, from Little Britain Street and Parnell St to Bolton Street, is designated a 'Conservation Area'. In addition there are 53 structures on Capel Street which are on Dublin City Council's Record of Protected Structures. This represents almost 30% of the building stock on Capel Street. These structures are outlined in the zoning map and Appendix 1 attached to this document.

Key Historic Street – Section 10.3.1 of the Plan identifies Capel Street as a 'key historic street', having varied origins and characteristics, but distinguished by a vibrant mix of retail uses and at above ground floor a mix of residential uses and specialist functions. Dublin City Council recognises the importance of this route and will seek the retention, repair, conservation and enhancement of historic buildings on the street.

Category 1 Principal Shopping Street – Capel Street, south of Parnell Street/Little Britain Street junction is located within the Central Shopping Area and is a Category 1, Principal Shopping Street. In this category the introduction of non-retail frontages is contrary to the provisions of the Dublin City Development Plan 2005.

LOTS 2001 – Capel Street was designated for Living Over the Shop (LOTS) in accordance with the Living Over the Shop Scheme 2001. This scheme operated from April 2001 to December 2004 and provided valuable tax incentives for designated properties. The purpose of the scheme was to encourage the refurbishment and conversion of vacant and under-utilised space over retail premises and in so doing provide additional residential units in areas suitable for such development. The LOTS has had a significant positive impact on Capel Street.

City Markets Framework Development Area - Capel Street is within the boundary of the 'City Markets Framework Development Area'. The objective of this area is 'the creation of a vibrant retail food market, restaurant and leisure market set predominately within the Victorian set piece fruit and vegetable heritage market building incorporating critical mass to generate dynamic linkage to Henry Street and Smithfield and exploit the presence of light rail'. (Source Dublin City Development Plan 2005-2011 Pg:116)

8.2 Policies for Capel Street ACA

The purpose of an Architectural Conservation Area is to identify areas of special character and architectural interest and to manage change in such a way as to preserve that special character.

The aim is to provide a framework that will permit a degree of flexibility in terms of design, consistent with the maintenance and improvement of the essential character of the ACA. To fulfil this aim all new development in the area of the ACA should be implemented and carried out in accordance with the following policies/objectives.

8.2.1 Preserving the Character

It is the overall policy of Dublin City Council to protect and conserve the character and setting of the ACA, as set out in this document.

CAPEL STREET & ENVIRONS

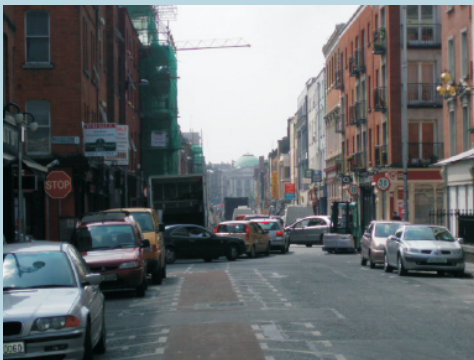
ARCHITECTURAL CONSERVATION AREA (ACA)



8.2.1.1 Views and Prospects

There are views and prospects within the City that are considered to be of special amenity value because they define the City adding to its appreciation in terms of its siting and historical development and strengthening its 'sense of place'.

The clear view of City Hall from Capel St contributes to the character of the street. The view is visible from the full length of the street with the longest view from the top of Capel St before Bolton St. The view of City Hall on the southside quays is framed by the straight streetscape perspective. It is an objective of the ACA to protect this special view from encroaching development.



View of City Hall visible through length of Capel St

Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, should request the Local Authority for a declaration as to what works would or would not materially affect the character of the structure or any element of the structure, which contributes to its special interest.

Routine works of maintenance that would not affect the character of the building, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development.

8.2.2 Protected Structures

In accordance with Policy H2 of the 2005 Development Plan, it is the policy of Dublin City Council to protect the curtilage of protected structures or proposed protected structures from any works which would cause loss or damage to the special character of the protected structure and loss of or damage to, any structures of heritage value within the curtilage of the protected structure.

Owners and occupiers need planning permission for all works which would materially affect the character of a protected structure, or any element of the structure, which contributes to its special character. In order to establish which works to a protected structure would not require planning permission it is a requirement to apply for a declaration in accordance with Section 57 of the Planning and Development Act, 2000.



Zoning map 2005-2011

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



8.2.3 Non-Protected Structures

Owners and occupiers of non-protected structures located within the Capel Street ACA should note that the normal exemptions from seeking planning permission pertaining to certain type of developments under the Planning and Development Regulations 2001 to 2007 will no longer apply.

Development which would consist of or comprise the carrying out of works to the exterior of a structure located within the ACA and that would materially affect the character of the area concerned will not longer be exempted development, unless otherwise specifically stated. This is in accordance with Section 82 of the Planning and Development Act 2000.

Routine works of maintenance that would not affect the character of the ACA, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development.

8.2.4 Shopfronts

In accordance with Policy H23 of the 2005 Development Plan, it is the Policy of Dublin City Council to seek the repair and retention of traditional timber shop and pubfronts, including those, which may not be protected structures, and to seek the replacement of shopfronts, which are inappropriate to the style and period of the buildings as a whole.

In accordance with Policy H24 of the 2005 Development Plan, it is the policy of Dublin City Council to seek the repair and retention of later shop and pubfronts of special interest; including those, which may not be, protected structures. These may be constructed of render, faience, brick, tiling or vitrolite, the latter dating from the Art Deco and Modern Movement period and being extremely rare.

New shopfronts and alterations to existing shopfronts require planning permission. Dublin City Council's 'Shop Front Design Guide' should be consulted in the making of proposals for installing new shop fronts or altering an existing shopfront. The guidance provided in this document advocates the following:

Response to Context - Positive relationship between shopfront and overhead building

Structural Integrity – Lines of structural force passing through a building should always be respected and resolved visually

Historical Replication – In some instances replication can be successful and appropriate where great care is taken in the choice of materials and accuracy of the detailing

Pastiche Design – Is not desirable as it can detract from the character of an historic building.

Historic Fabric – Respect all existing historic fabric and remove or alter it only as a very last resort. Expert guidance should be sought.

Good Proportion – Sense of good proportion is always required both for the design of the shop front and also in the arrangement of the structural elements at street level.

Choice of Materials – New materials should respect the existing character materials of historic buildings.

Attention to Detail

Depth of Fascia – Restrict the depth of fascia to avoid over scaled shop signs

Excessive Advertising – The practice of advertising that turns shop fronts into bill boards is not desirable.

Colour Schemes – The colour of a shopfront should be determined by the need to harmonise with the rest of the building and the streetscape. Colours that create an overly strident visual effect should be avoided.

Traditional Windows – Replacement windows to the upper floors of 18th and 19th century building should always be Georgian or Victorian style sliding timber sashes. Modern blanked out windows will not be permitted.

It is the policy of Dublin City Council that the traditional arrangement of small scale and / or specialist retail units / restaurants and public houses with individual frontage and access onto the street should be respected and maintained.

The introduction of non-retail frontage (with the exception of restaurant and public house use, cultural and appropriate social uses) will not generally be permitted on the section of Capel Street which is to the south of the Parnell Street and Little Britain Junction and is designated as a Category 1 shopping street”

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



8.2.5 Reinstatement

It is the policy of Dublin City Council to encourage the reinstatement of features where the original and historic features have been lost or replaced. To this end the reinstatement works set out below will not require planning permission. To ensure that new features are appropriately detailed such works will normally require agreement with the Conservation Section of the Planning Department and an application for a Section 5 can be made. Such works will include:

- a) The replacement of later inappropriate windows with timber sash windows where appropriate, and timber casement windows where appropriate, to match the original samples which survive in each terrace – all to have a painted finish.
- b) The replacement of later inappropriate doors with painted timber panelled doors to match the original samples which survive in each terrace.
- c) The replacement of inappropriate roof coverings with traditional slates.
- d) The removal of inappropriate coverings to facades such as paint over original brickwork.

8.2.6 Advertising Structures

Planning permission is required for all signs (regardless of size and location) including projecting signs, erected externally within the area of the ACA. The following should be considered when preparing planning applications for signs:

Identification signage for the ground floor retail unit shall generally be contained within the fascia board of the shopfront. The lettering employed shall either be painted on the fascia, or comprise individual solid letters mounted on the fascia. The size of lettering used should be in proportion to the depth of the fascia board.

Inappropriate signs and advertising structures including those that blacken out and/or obscure extensive areas of glazing shall not be permitted in the window display area

Advertisements and signs relating to uses above ground floor level shall generally be provided at the entrance to the upper floors in a small plaque format.

Banner type signs and advertising sheeting covering any part of the front façade of a building are not acceptable.

Careful consideration should be given to the colours used on any advertising structures or signs. Substantial areas of inappropriate garish colours shall not be allowed as the background of any sign

The use of any internally illuminated signs or illuminated scrolling signs shall not be permitted except in exceptional circumstances. The use of inappropriate scaled or poorly designed exposed neon tubing shall not be permitted

No amplified announcements, music or other material shall be played from any loudspeakers or other amplification apparatus shall be affixed on or about the front of any premises for such purposes. Any sounds within the premises shall be controlled so as not to cause undue nuisance to adjoining premises or residents

Goods or advertising structures shall not be displayed on the public footpath or at the entrance to the shop.

Projecting signs at ground or upper floor levels will not generally be permitted.

8.2.7 Skyline Clutter: Alarm Boxes, Electrical Wiring, TV Aerials and Satellite Dishes

It is the policy of Dublin City Council to not normally permit the placing of satellite dishes on front elevations or above ridgelines of properties within this ACA.

Building fixtures such as alarm boxes, electrical cabling and most significantly TV aerials should be carefully located to minimise visual impact.

Electrical and other utility cabling fixed to facades should follow logical routes, along architectural detailing to minimise their visual impact. Unused or redundant wiring should be removed from front elevations.

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



8.2.8 New Build

New developments should have regard to the grain and character of the adjacent buildings, which shall include height, massing, proportions and plot width. Excellence in contemporary architecture including excellence and innovation in shopfront design shall be encouraged

Proposals to demolish Protected Structures or proposed Protected Structures may only be considered in exceptional circumstances

Proposals to demolish structures of architectural merit within the ACA require planning permission and in general will not be encouraged. It will be the general policy to protect, conserve and improve where appropriate, the existing architectural and civic character of the area.

Proposals to demolish buildings in Capel Street may be considered in exceptional circumstances only where they are supported by a rationale related to the overall enhancement of the urban structure i.e. linkage, public space and use.

New developments should have regard to the grain and character of the adjacent buildings, which shall include height, massing, proportions and plot width. It could be contemporary in style while respecting the scale and character of the adjacent area. Any building to be demolished should be fully recorded.

The amalgamation of one or more existing sites is generally discouraged and where proposed development will require sensitive planning and design treatment, to complement the fine grain of the established streetscape.

All new buildings should be designed to the highest standards of contemporary architectural design.

Pastiche design proposals for infill buildings or replacement shop fronts will be discouraged.

High quality durable materials should be used. They should include stone, brick, render, steel, glass and timber.

8.2.9 Public Domain

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.

a) Retention of historic kerb-stones

Surviving historic kerb stones shall be preserved and retained in situ. This shall complement Policy H22 of the Dublin City Development Plan 2005-2011 which sets out to preserve, repair and retain historic streetscape and paving.

The lifting of historic granite flags/kerbs is a highly skilled operation and should only be done where absolutely necessary. Sometimes it is recommended that the stones be kept in situ without removing them off site to avoid the attendant risks of breakages, damage, losses, problems when reinstating and the subsequent loss of context. This depends on the necessity for lifting at all, the security of the working environment, traffic arrangements etc.

The loss of historic character should be avoided by retaining historic features and by only introducing new materials which are compatible with these. Therefore on Capel Street where new granite is proposed a golden coloured granite should be used to integrate with the protected stone.

a) Public Lighting

Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

b) Avoidance of Clutter

Clutter in a streetscape is created by the use of too many different colours and textures in the street and paving surfaces. This is especially important in Capel Street where the width to height ratio of the street and the consistent parapet line of the buildings gives the street its characteristic enclosed sense – the eye should be drawn to the buildings rather than to the ground underfoot.

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Appendix 1

Buildings on Capel Street included within the Record of Protected Structures, Dublin City Development Plan 2005-2011

Ref	Number	Address	Description
1174	1	Capel Street, Dublin 1	Entire Building
1175	1a	Capel Street, Dublin 1	Entire Building
1176	2	Capel Street, Dublin 1	Business Premises
1177	3	Capel Street, Dublin 1	Business Premises
1178	4	Capel Street, Dublin 1	Business Premises
1179	37	Capel Street, Dublin 1	House and Shop
1180	41	Capel Street, Dublin 1	Commercial Premises
1181	42	Capel Street, Dublin 1	House and Shop
1182	48	Capel Street, Dublin 1	House
1183	51	Capel Street, Dublin 1	Commercial Premises
1184	52	Capel Street, Dublin 1	Commercial Premises
1185	53	Capel Street, Dublin 1	Commercial Premises
1186	54	Capel Street, Dublin 1	Commercial Premises
1187	55	Capel Street, Dublin 1	Commercial Premises
1188	57	Capel Street, Dublin 1	House and Shop
1189	61	Capel Street, Dublin 1	Licensed Premises
1190	64	Capel Street, Dublin 1	House and Shop
1191	65	Capel Street, Dublin 1	House and Shop
1192	66	Capel Street, Dublin 1	House and Shop
1193	78	Capel Street, Dublin 1	Commercial Premises
1194	79	Capel Street, Dublin 1	Commercial Premises
1195	80	Capel Street, Dublin 1	Commercial Premises
1196	81	Capel Street, Dublin 1	Commercial Premises
1197	82	Capel Street, Dublin 1	Commercial Premises
1198	83	Capel Street, Dublin 1	Commercial Premises
1199	84	Capel Street, Dublin 1	Commercial Premises
1200	85	Capel Street, Dublin 1	Shop and House
1201	86	Capel Street, Dublin 1	Commercial Premises
1202	87	Capel Street, Dublin 1	Commercial Premises
1203	88	Capel Street, Dublin 1	Building
1204	86	Capel Street, Dublin 1	Façade of business premises including railings
1205	87	Capel Street, Dublin 1	4 storey over basement Georgian house
1206	98	Capel Street, Dublin 1	House
1207	99	Capel Street, Dublin 1	House
1208	100	Capel Street, Dublin 1	House

CAPEL STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (ACA)



Appendix 1

Buildings on Capel Street included within the Record of Protected Structures, Dublin City Development Plan 2005-2011

Ref	Number	Address	Description
1209	101	Capel Street, Dublin 1	House
1210	102	Capel Street, Dublin 1	House
1211	105	Capel Street, Dublin 1	House
1212	106	Capel Street, Dublin 1	House
1213	107	Capel Street, Dublin 1	House
1214	108	Capel Street, Dublin 1	Shop and Restaurant
1215	109	Capel Street, Dublin 1	Shop and Restaurant
1216	114-116	Capel Street, Dublin 1	Shops
1217	122	Capel Street, Dublin 1	Shop
1218	129-131	Capel Street, Dublin 1	Licensed Premises – Slattery's
1219	133	Capel Street, Dublin 1	Commercial Premises
1220	134	Capel Street, Dublin 1	Commercial Premises
1221	135	Capel Street, Dublin 1	Commercial Premises
1222	136	Capel Street, Dublin 1	Commercial Premises
1223	140	Capel Street, Dublin 1	House and shop
1224	153	Capel Street, Dublin 1	House and shop
1225	166	Capel Street, Dublin 1	Licensed Premises
1226	168	Capel Street, Dublin 1	Licensed Premises

CAPEL STREET & ENVIRONS
ARCHITECTURAL CONSERVATION AREA
(ACA)



Dublin City Council
Planning Department
Drawing Office
Civic Offices
Wood Quay
Dublin 9