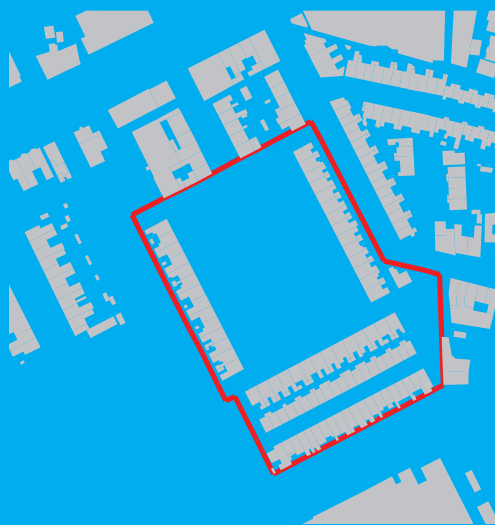
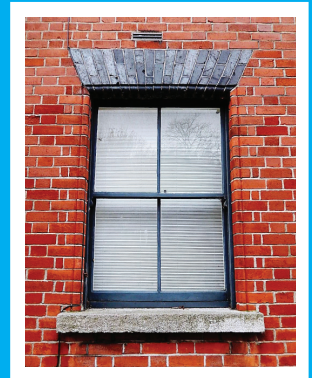


GREAT WESTERN SQUARE & ENVIRONS

Architectural Conservation Area Report

Character Appraisal and Policy Framework



Architectural Conservation Area Report: GREAT WESTERN SQUARE & ENVIRONS

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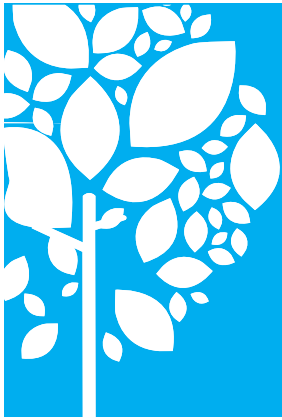
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GREAT WESTERN SQUARE & ENVIRONS

Architectural Conservation Area Report



1 Great Western Square & Environs, Introduction & Location

1.1 Introduction

The Great Western Square and Environs Architectural Conservation Area was adopted by Dublin City Council on the 5th of October 2015 by way of variation (No. 25) to the Dublin City Development Plan 2011-2017.

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

Dublin City Council has designated a number of Architectural Conservation Areas within the city in accordance with a list of proposed ACAs contained in Appendix 11 of the 2011-2017 Dublin City Development Plan; with Great Western Square and Environs ACA at No. 11 on that list.

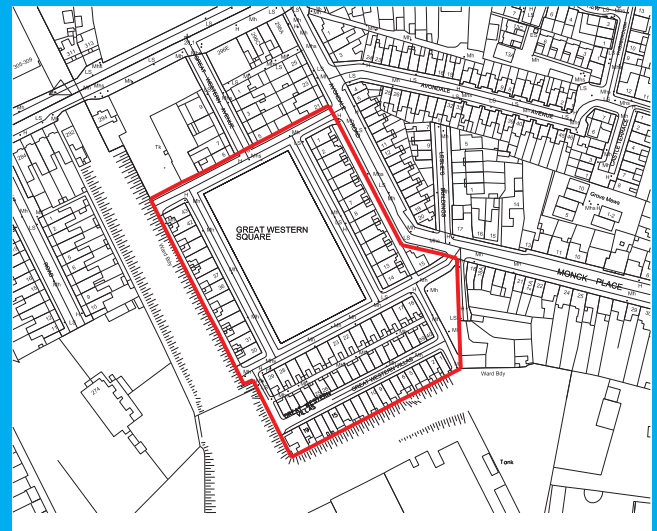
The boundary of the Great Western Square and Environs is delineated on Map 1 and this report contains a detailed description of the architectural character and special interest of the area.

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

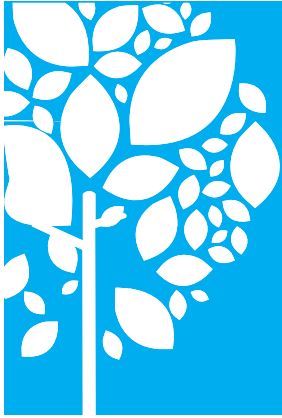
or enhance the character or appearance of the ACA.

1.2 Location

This area is located just south of St. Peter's Church and school on the North Circular Road. It is bounded by Great Western Avenue to the north, Broadstone Bus depot to the south, the railway line to the west and Avondale Road to the east. The area includes Great Western Square and Great Western Villas.

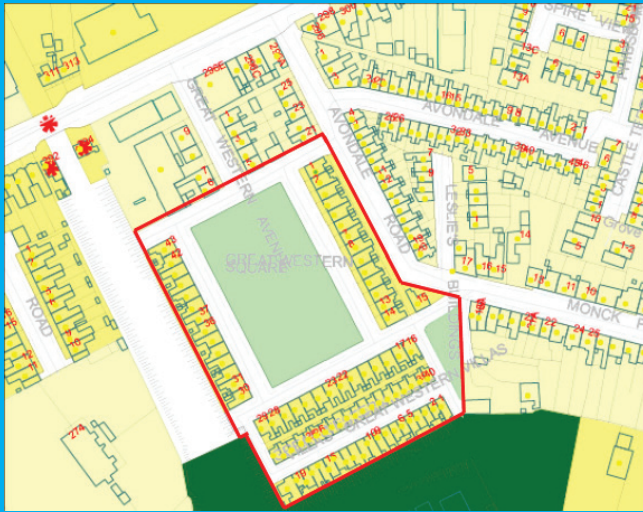


Map 1: Site location map showing boundary of Architectural Conservation Area in red



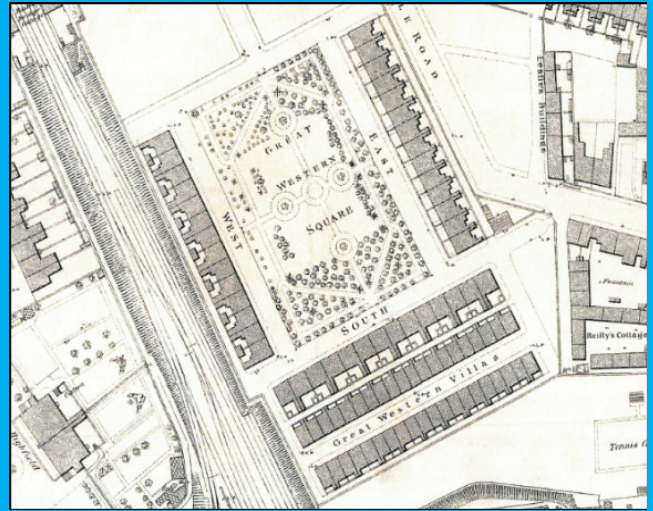
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Map 2: Zoning map showing boundary of Architectural Conservation Area.

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



Map 3: 1886-87 OS map showing the area shortly after the development of Great Western Square and Great Western Villas.



GREAT WESTERN SQUARE & ENVIRONS

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2 Photographs

East side of Great Western Square



View of east side of houses



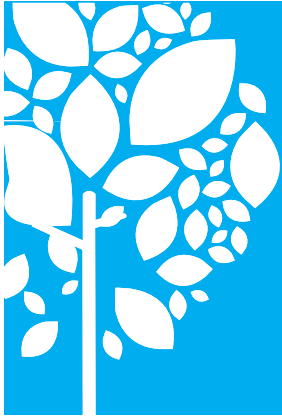
View of railings and gardens to front



View of rear lane



View of recessed cast-iron downpipe detail



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West side of Great Western Square



View of house on west side



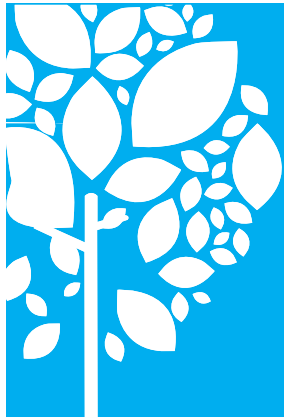
View west of green space with houses in background



Gable detail of house on west side



View of rear lane with calp limestone wall



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South Side of Great Western Square



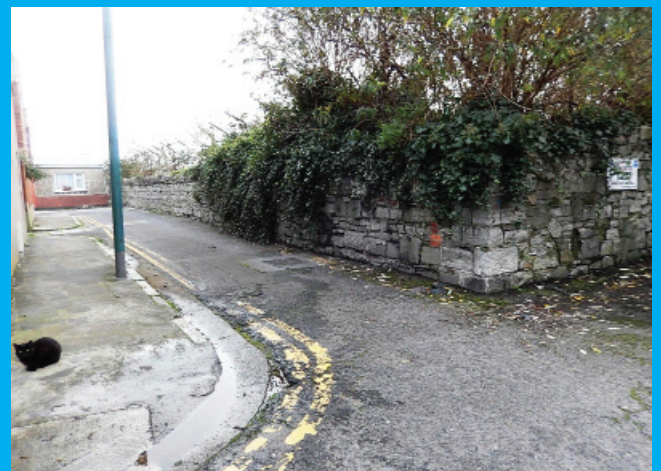
View of houses on south side of square



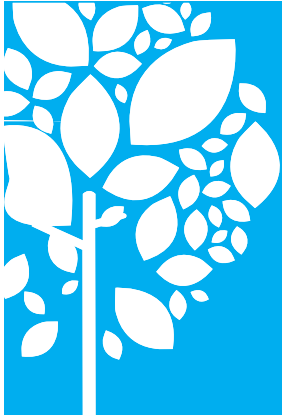
Views of south side of square



View of historic sash window



View of limestone calp wall at west end (boundary with rail line)



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North Side of Great Western Square



View of north side of square

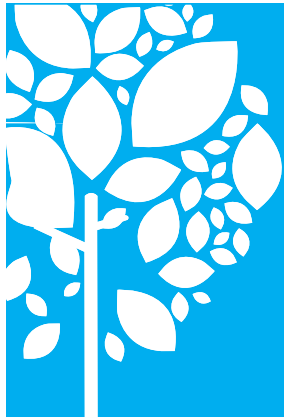


View of north side of square

Great Western Villas



Views east and west of Great Western Villas



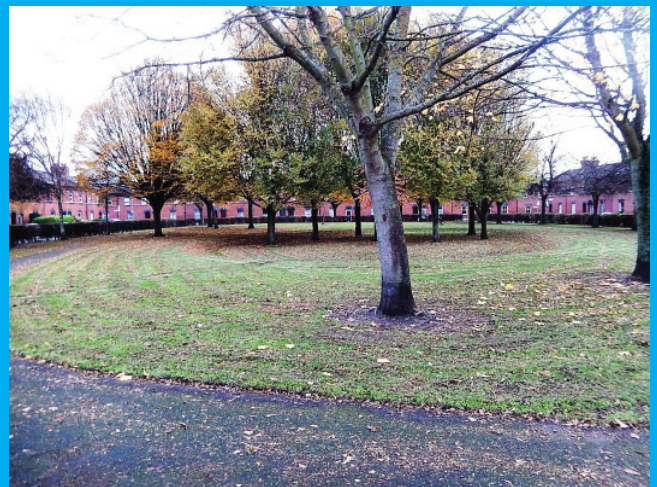
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Example of two historic doors on Great Western Villas

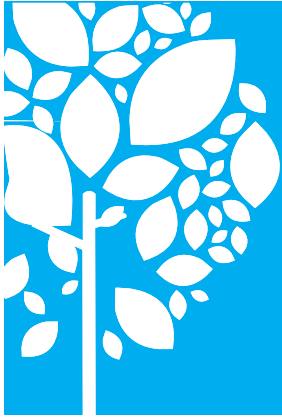
Green Space & Boundary Elements



View south of green space



View west of green space



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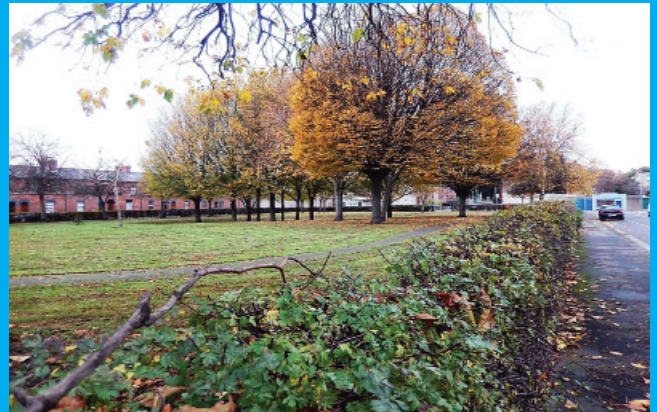
Section of earlier railings to South East corner



Historic gate to South end



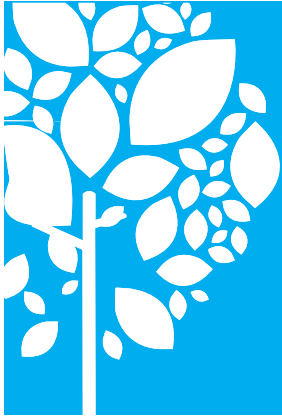
Historic entrance gate to North side of green space



View of square and boundary hedge on East side



East boundary wall to Avondale Road



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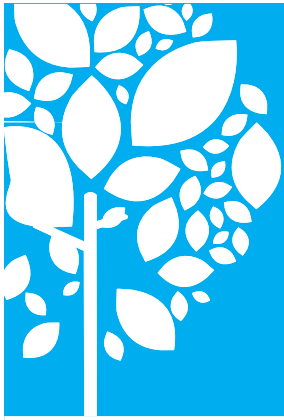


Views of community garden in South East corner of ACA



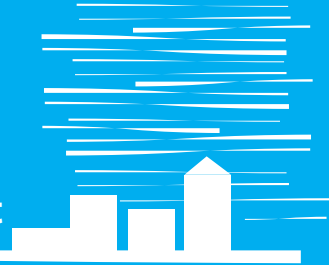
Views of section of calp limestone wall which forms western boundary of ACA between railway line and Great Western Square/Great Western Villas





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Detail of East boundary wall to Avondale Road

3 Historic Development

Phibsborough developed from the second half of the 18th century on the main road north to Finglas and Glasnevin. The name derives from a Mr. Edward Phipps who bought property in the area during this period. The urban core of Phibsborough dates largely from this time with some early buildings surviving at Monck Place.

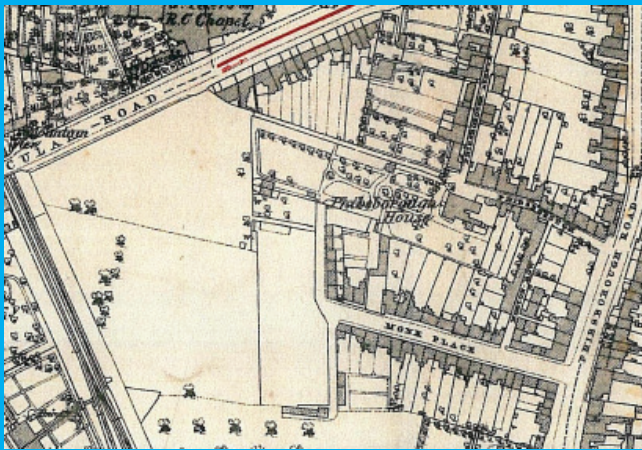
Developments such as the layout of North Circular Road and the Royal Canal in the late 18th century followed by the Midlands and Great Western Railway in the 1840's accelerated development the 1840's. The overall character of Phibsborough is defined by large areas of residential development mainly Victorian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

Great Western Square consists of three red-brick terraces of uniform design arranged around a green. Great Western Villas runs parallel to the southern side of Great Western Square. The houses were built in 1884 adjacent to the Broadstone Railway Line for the employees of the railway.



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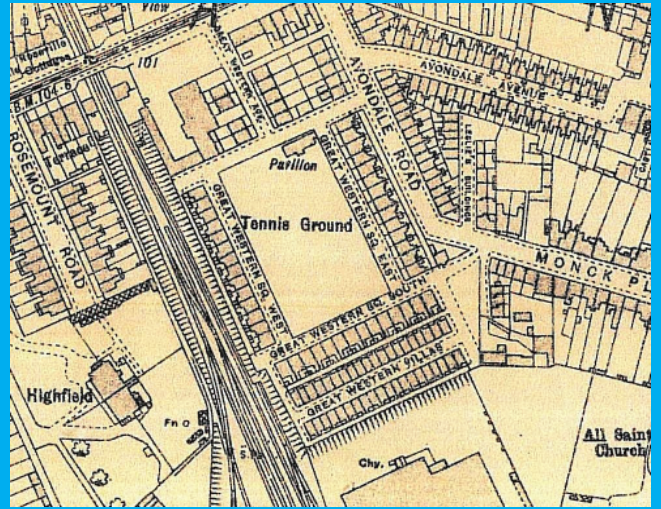
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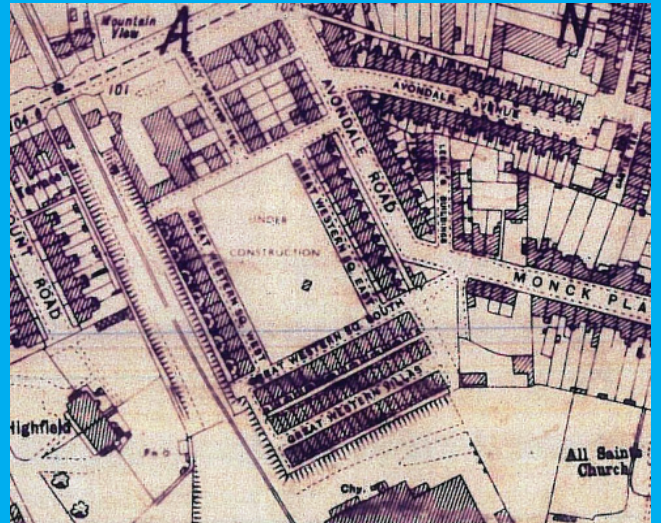
Extract from the 1864 Ordnance Survey map, shows the ACA area (on the left hand side of the map adjacent to the railway line) prior to the development of Great Western Square.



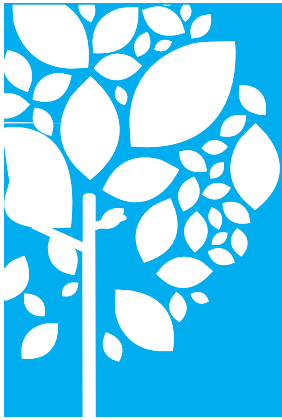
Extract from Ordnance Survey, 1886-87 map showing the area shortly after the development of Great Western Square and Great Western Villas.



Extract from 1936 Ordnance Survey map.



Extract from the 1966 Ordnance Survey map.



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4 General Character

The area focuses on Great Western Square, Great Western Villas and its Victorian dwellings.

Great Western Square consists of three red-brick terraces of uniform design arranged around a green. Great Western Villas runs parallel to the southern side of Great Western Square. The square retains a neat orderly quality and unique secluded atmosphere. The spire of the Gothic Revival St. Peter's Church can be seen to the north.

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

- It forms part of the surviving Victorian suburbs dating from the 1880s that characterize the development of the city.
- The houses were constructed in 1884 adjacent to the Broadstone Railway Line for the employees of the railway.
- The attractive scale, proportions and detailing is typical of late Victorian architecture.
- The strong visual quality of the terraced brick buildings and the rhythmic architectural pattern provide an attractive built environment.
- The square with its green space and trees convey a spacious leafy character to the area.
- The east side of the square with its small railed gardens lend to the leafy character of the square.

5 Existing Designations

Zoning: Great Western Square and environs is zoned Z2: To protect and/or improve the amenities of residential conservation areas. The green space is zoned: Z9: To preserve, provide and improve recreational amenity and open space.

Great Western Square and Environs is listed as a proposed Architectural Conservation Area in Appendix 11 of the 2011-2017 Dublin City Development Plan. It was originally recommended as an Ar-

chitectural Conservation Area in the Phibsborough/Mountjoy local area plan (2008) along with Phibsborough Centre and Blessington Basin and Environs.

The original boundary for the proposed ACA included Avondale Road, Avondale Avenue, Monck Place, Leslie's Buildings and the area known as the Borough (Castle Terrace, Phibsborough Avenue, Phibsborough and Norton's Avenue). However as a result of further investigation and liaison with the National Inventory of Architectural Heritage who have commenced survey work in the area, the original boundary was reduced to comprise Great Western Square and Great Western Villa's only. This reduced area is considered to have a strong sense of identity and character. 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.

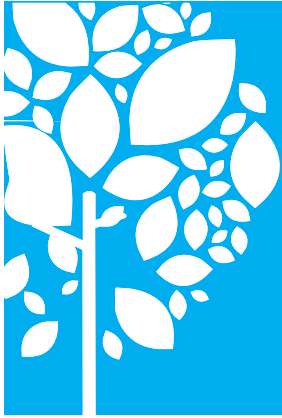
Section 81 of the Planning and Development Act states that a development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that—

- a. is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b. contributes to the appreciation of protected structures,

if the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an "architectural conservation area".

6 ACA Policy

To seek to preserve, protect and enhance the architectural quality, character and setting of the 19th century characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.



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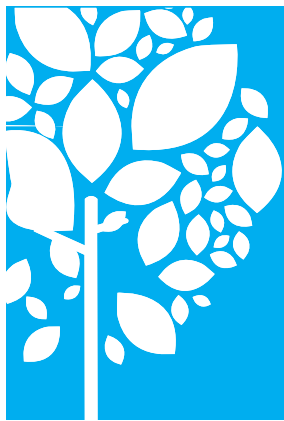
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7 List of General Objectives

The general objectives of the Architectural Conservation Area 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).
- To encourage the removal of redundant modern signage that detracts 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 granite kerbstones and stone setts in the public realm will be retained.
- Dublin City Council will seek to retain and improve public green space and to promote appropriate uses of the public green space and amenity.



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8 Guidelines to Homeowners in Architectural Conservation Areas

8.1 All Applications

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

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

8.2 General Alterations and Domestic Extensions

Alterations that would be considered to materially affect the character of the ACA would require 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.

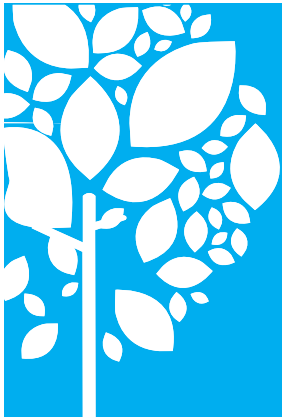
Planning and Development Regulations 2001-2010 (no longer exempt)

Class 5

The construction, erection or alteration, within or bounding the curtilage of a house, gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

Class 7

The construction or erection of a porch outside any external door of a house.



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8.3 Guidance for Works to Particular Elements of Buildings

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

8.3.1 Roofs

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

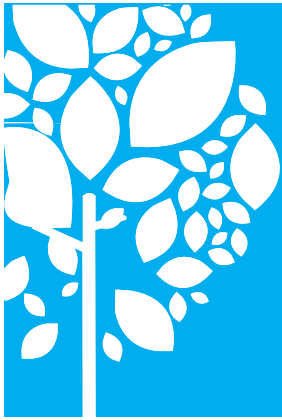
The loss or inappropriate alteration of historic materials and features is likely to be harmful to the appearance and character of historic buildings. Dublin City Council encourages the retention and reinstatement of traditional roofing materials. When roofing materials are replaced, it is important that as much as possible of the original material is re-used. Replacement materials should respect the design and material of the original and the age and character of the building and/or the area.

Chimneystacks are both decorative and functional features of the roofscape and can be important indicators of the age of a building and its internal planning.



Exempted Works	Works that require permission
Retention and reinstatement of traditional roofing materials	Alteration of historic materials and features that alter the character and appearance of the roofscape.
The replacement of later inappropriate roof coverings with natural slate	Addition of modern features e.g. roof lights, or change of roof pitch
	Removal or inappropriate alteration of chimney stacks and chimneypots

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

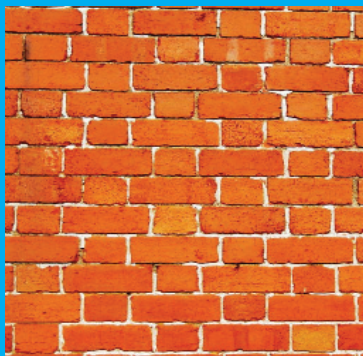


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8.3.2 Walls



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

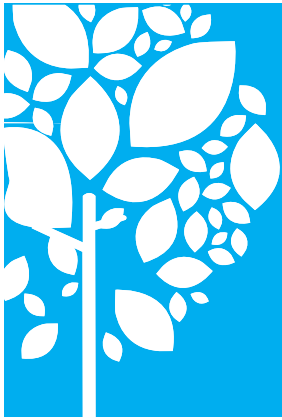
Particular care should be paid to re-pointing brick or stonework. Methods should be employed to minimise damage to historic building material: an appropriate lime mix mortar should be used and should match the appearance of the original pointing. Brick or stonework should not normally be rendered unless the surface was rendered originally.

It may be necessary to remove more recently applied render if this is damaging the surface beneath.

Particular care is required in relation to the painting or repainting and cleaning of historic buildings. In particular, cleaning can have a marked effect on the character of historic buildings. All cleaning methods can cause damage if carelessly handled. Guidance on what works require permission are provided in the table below.

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

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



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8.3.3 Windows and Doors



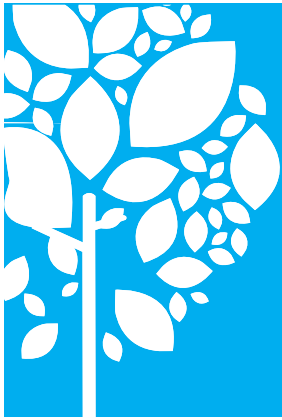
Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of the building. The size and shape of window openings, window frame details, arrangement and detail of glazing bars, and the method of opening are important characteristics of a historic building. Wherever possible original windows should be retained and repaired. Improved

heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures, rather than replacement of the original window.

Doorways form an important element of historic buildings and can add to the character of conservation areas. Together with the door surround, fanlight, steps and original door furniture, doors can provide a significant and prominent feature.

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

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



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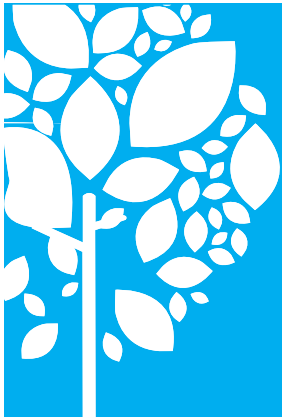
8.3.4 Coping & Bargeboards



Features such as timber bargeboards and stone coping 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 coping to buildings that did not previously have such features
Replacement that replicates the design and material of the original	Replacement of existing coping and bargeboards with non traditional materials.

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



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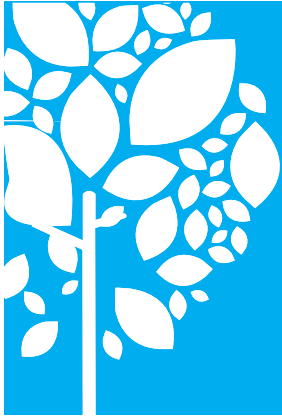
8.3.5 Rainwater goods



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.

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

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



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8.3.6 Boundary walls and railings

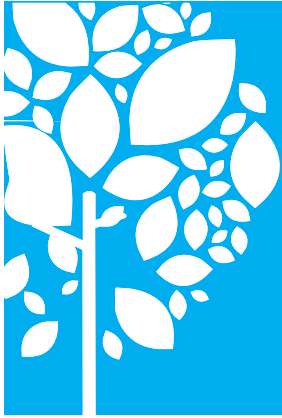


Boundary walls and railings are important architectural and streetscape features. The loss or alteration of these features over time will be detrimental to the overall character of the area. Distinctive boundary elements include brick and stone walls, gates, cast iron railings, and stone and brick plinth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

Special care should be taken to use the correct lime mortar mix and method of pointing in brick or stone walls.

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

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

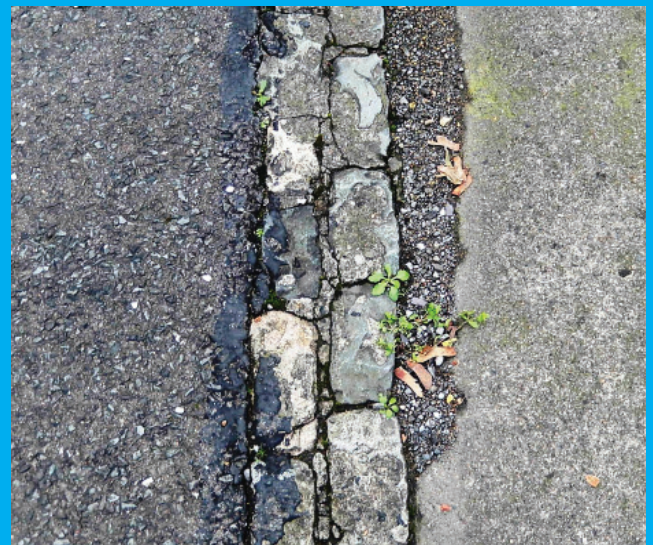
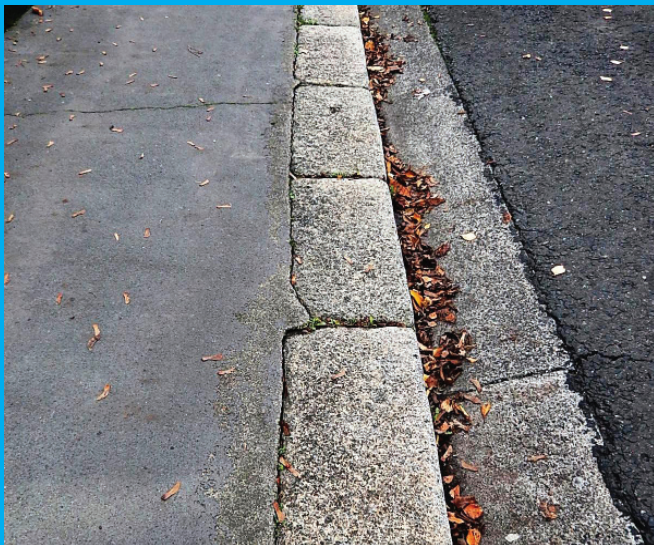


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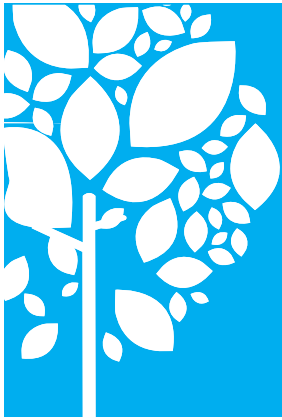
8.3.7 Historic Kerbing and Paving



Existing stone kerbstones and traditional paving such as flagstones and terracotta and encaustic tiles are important streetscape features to be retained.

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

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



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8.3.8 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. The retention of historic public lighting will be encouraged where possible. Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

Natural features such as trees, hedges or landscaping that contribute to the character of the ACA should

be retained and protected in new developments. The ACA should not be adversely affected because of additional traffic generation, servicing or parking.

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

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

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