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**Recommendation: Deletion of ‘Nos. 1-39 Haddon Road and Nos. 22, 24, 26, 28, 30, 31, 32, 33, 35, 37, 39, 41, 43, 45, 47, 49 Victoria Road, Clontarf, Dublin 3’ Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The deletion procedure is to be completed within the same time period as the proposal to designate Haddon Road and Victoria Road an Architectural Conservation Area.**

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## **PHOTOS OF STREETS**

### **Haddon Road**



## Victoria Road



## Introduction

It is proposed under Section 54 and Section 55 of the Planning & Development Act 2000 to delete the following 55 structures (**Nos. 1-39 Haddon Road and Nos. 22, 24, 26, 28, 30, 31, 32, 33, 35, 37, 39, 41, 43, 45, 47, 49 Victoria Road, Clontarf, Dublin 3**) from the Dublin City Council's Record of Protected Structures (Vol. 3, Dublin City Development Plan 2016-2022).

It is proposed to retain the protected structure status of 29 Victoria Road, Dublin 3. This is a distinctive detached multiple-bay, three-storey house, built *circa* 1890, an exemplar of Victorian suburban development.



<b><i>Proposed Deletions from Dublin City Development Plan 2011-2017 RPS</i></b>		
<b>Ref</b>	<b>Address</b>	<b>Description</b>
3466	1 Haddon Road, Dublin 3	House
3467	2 Haddon Road, Dublin 3	House
3668	3 Haddon Road, Dublin 3	House
3469	4 Haddon Road, Dublin 3	House
3470	5 Haddon Road, Dublin 3	House
3471	6 Haddon Road, Dublin 3	House

<b>Proposed Deletions from Dublin City Development Plan 2011-2017 RPS</b>		
<b>Ref</b>	<b>Address</b>	<b>Description</b>
3472	7 Haddon Road, Dublin 3	House
3473	8 Haddon Road, Dublin 3	House
3474	9 Haddon Road, Dublin 3	House
3475	10 Haddon Road, Dublin 3	House
3476	11 Haddon Road, Dublin 3	House
3477	12 Haddon Road, Dublin 3	House
3478	13 Haddon Road, Dublin 3	House
3479	14 Haddon Road, Dublin 3	House
3480	15 Haddon Road, Dublin 3	House
3481	16 Haddon Road, Dublin 3	House
3482	17 Haddon Road, Dublin 3	House
3483	18 Haddon Road, Dublin 3	House
3484	19 Haddon Road, Dublin 3	House
3485	20 Haddon Road, Dublin 3	House
3486	21 Haddon Road, Dublin 3	House
3487	22 Haddon Road, Dublin 3	House
3488	23 Haddon Road, Dublin 3	House
3489	24 Haddon Road, Dublin 3	House
3490	25 Haddon Road, Dublin 3	House
3491	26 Haddon Road, Dublin 3	House
3492	27 Haddon Road, Dublin 3	House
3493	28 Haddon Road, Dublin 3	House
3494	29 Haddon Road, Dublin 3	House
3495	30 Haddon Road, Dublin 3	House
3496	31 Haddon Road, Dublin 3	House
3497	32 Haddon Road, Dublin 3	House
3498	33 Haddon Road, Dublin 3	House
3499	34 Haddon Road, Dublin 3	House
3500	35 Haddon Road, Dublin 3	House
3501	36 Haddon Road, Dublin 3	House
3502	37 Haddon Road, Dublin 3	House
3503	38 Haddon Road, Dublin 3	House
3504	39 Haddon Road, Dublin 3	House
8205	22 Victoria Road, Dublin 3	House
8206	24 Victoria Road, Dublin 3	House
8207	26 Victoria Road, Dublin 3	House
8208	28 Victoria Road, Dublin 3	House
8210	30 Victoria Road, Dublin 3	House
8211	31 Victoria Road, Dublin 3	House
8212	32 Victoria Road, Dublin 3	House
8213	33 Victoria Road, Dublin 3	House
8214	35 Victoria Road, Dublin 3	House
8215	37 Victoria Road, Dublin 3	House
8216	39 Victoria Road, Dublin 3	House
8217	41 Victoria Road, Dublin 3	House
8218	43 Victoria Road, Dublin 3	House
8219	45 Victoria Road, Dublin 3	House
8220	47 Victoria Road, Dublin 3	House
8221	49 Victoria Road, Dublin 3	House

Furthermore, the deletion procedure is to be completed within the same time period as the proposal to designate Haddon Road and Victoria Road an Architectural Conservation Area which will seek to preserve, protect and enhance the architectural quality, character and setting of the late nineteenth and early twentieth century building characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.

### **Procedure Followed**

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to delete **Nos. 1-39 Haddon Road and Nos. 22, 24, 26, 28, 30, 31, 32, 33, 35, 37, 39, 41, 43, 45, 47, 49 Victoria Road, Clontarf, Dublin 3** from the Record of Protected Structures (RPS). The proposed deletion was advertised in the Irish Independent on **3<sup>rd</sup> April, 2017**. The public display period was from **3<sup>rd</sup> April, 2017** to **16<sup>th</sup> May, 2017** inclusive.

### **Request for Deletion**

Conservation Section, Planning & Development Department, Dublin City Council.

### **Summary of Applicants Reasons for Seeking Deletion**

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.

It is proposed to vary the Dublin City Development Plan 2016-2022 by designating Haddon Road and Victoria Road, Clontarf as an Architectural Conservation Area. As work had already commenced on drafting the ACA under the provisions of the 2011-17 Development Plan, it is proposed to follow through and complete the designation of Haddon Road and Victoria Road, Clontarf, as an ACA under the Dublin City Development Plan 2016-2022, which came into force on the 21<sup>st</sup> October 2016. Haddon Road and Victoria Road are an area identified as appropriate for an ACA, so that the essential character of the roads can be protected whilst also reducing the number of buildings on the Record of Protected Structures in certain suburban areas.

### **Site Location & Zoning Map**

The area is largely zoned Z1: *To protect, provide and improve residential amenities with a smaller area zoned Z2: To protect and/or improve amenities of residential conservation areas*. The red line shows outline of proposed Architectural Conservation Area.



### **Historical Background**

The nineteenth century development of Clontarf was facilitated by the construction of the Dublin and Drogheda Railway in 1844. The development of Haddon Road and Victoria Road follows on from this period. 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.

Haddon Road and Victoria Road would have formed part of the Vernon Estate lands which began to be developed as Clontarf was recognised as a resort as well as a fashionable suburb of Dublin. Construction would have commenced around the end of the nineteenth century. The name Haddon recalls the family and property connections the Vernons of Clontarf Castle had with Haddon in Derbyshire. On the 1907 Ordnance Survey map of Clontarf, all the houses on Haddon Road have been constructed. The 1906 photograph of Haddon Road clearly demonstrates that street was well established at that date. The seafront end of Haddon Road had for many years at the beginning of the twentieth century a row of Bathing Boxes at a spot known as "the Shingle", testimony to the popularity of Clontarf as a seaside resort.

Victoria Road, which recalls Britain's longest reigning monarch, presents thirteen houses on the 1908 OS map. These houses were built to house soldiers at the time. Three houses at the east end of the street would have been constructed shortly after this date as they are of a similar architectural style to the remainder of the street.

### **Assessment of Special Interest Under the Planning & Development Act 2000**

These 55 structures are considered to be of special interest under the following heading:

***Architectural:*** The overall special character of the streets is formed from the largely uniform groupings of terraces of buildings. The general character of the streets makes a significant contribution to this Victorian and Edwardian neighbourhood streetscape. The setting and external appearance of the buildings are considered to be an important element of the special architectural interest.

### **Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has not been carried out for the Dublin City Council area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the building in question. The NIAH identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

Using the NIAH System of rating these structures are considered to be of Local significance. 'These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately'.

There are areas within Dublin city which have whole streets of buildings listed on the Record of Protected Structures which would not be of sufficient interest to warrant their individual inclusion on the RPS. These structures were on List 2 in the Dublin City Development Plan 1999, and became included in the RPS following the Planning and Development Act 1999. The streetscapes formed from the grouping of these structures are valuable and should be protected in some rational way. The mechanism for such protection provided in the Planning and Development Act, 2000 (as amended) is the designation of Architectural Conservation Areas.

### **Submissions/Objections Received**

No submissions were received in response to the public notice and display.

### **Response to Submissions/Objections**

No response required.

### **Meeting of the Area Committee**

The proposed deletion of the structures was brought forward to the North Central Area Committee on 10<sup>th</sup> February, 2017 where it was agreed by the elected members to initiate the procedure to delete them from the RPS. The timeframe following the statutory consultation period for noting did not allow for a report to the North Central Area Committee however the members of the NCAC were informed of the outcome of the public display by email.

### **Recommendation to the City Council**

It is recommended to delete '**Nos. 1-39 Haddon Road and Nos. 22, 24, 26, 28, 30, 31, 32, 33, 35, 37, 39, 41, 43, 45, 47, 49 Victoria Road, Clontarf, Dublin 3**' from the Dublin City Council's Record of Protected Structures under Section 55 of the Planning & Development Act 2000.

The deletion procedure is to be completed within the same time period as the proposal to designate Haddon Road and Victoria Road an Architectural Conservation Area which will 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.

The making of any deletion from the Record of Protected Structures is a reserved function of the City Council.

**Richard Shakespeare**

**Assistant Chief Executive**

**30<sup>th</sup> May 2017**