
Recommendation: Deletion of ‘Nos. 1-40, 42-54, 65-71 and 76-88 Hollybrook 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 Hollybrook Road an Architectural Conservation Area.

PHOTOS OF STREETS

Hollybrook Road



Introduction

It is proposed under Section 54 and Section 55 of the Planning & Development Act 2000 to delete the following 73 structures (**No's 1-40, 42-54, 65-71 and 76-88 Hollybrook Road, Clontarf, Dublin 3**) from the Dublin City Council's Record of Protected Structures (Vol. 3, Dublin City Development Plan 2016-2022).

<i>Proposed Deletions from Dublin City Development Plan 2011-2017 RPS</i>		
Ref	Address	Description
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

Proposed Deletions from Dublin City Development Plan 2011-2017 RPS		
Ref	Address	Description
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
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

Proposed Deletions from Dublin City Development Plan 2011-2017 RPS		
Ref	Address	Description
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

Furthermore, the deletion procedure is to be completed within the same time period as the proposal to designate Hollybrook 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 **No's 1-40, 42-54, 65-71 and 76-88 Hollybrook Road, Clontarf, Dublin 3** from the Record of Protected Structures (RPS). The proposed deletion was advertised in the Irish Independent on **3rd April, 2017**. The public display period was from **3rd April, 2017** to **16th May, 2017** inclusive.

Request for Deletion

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

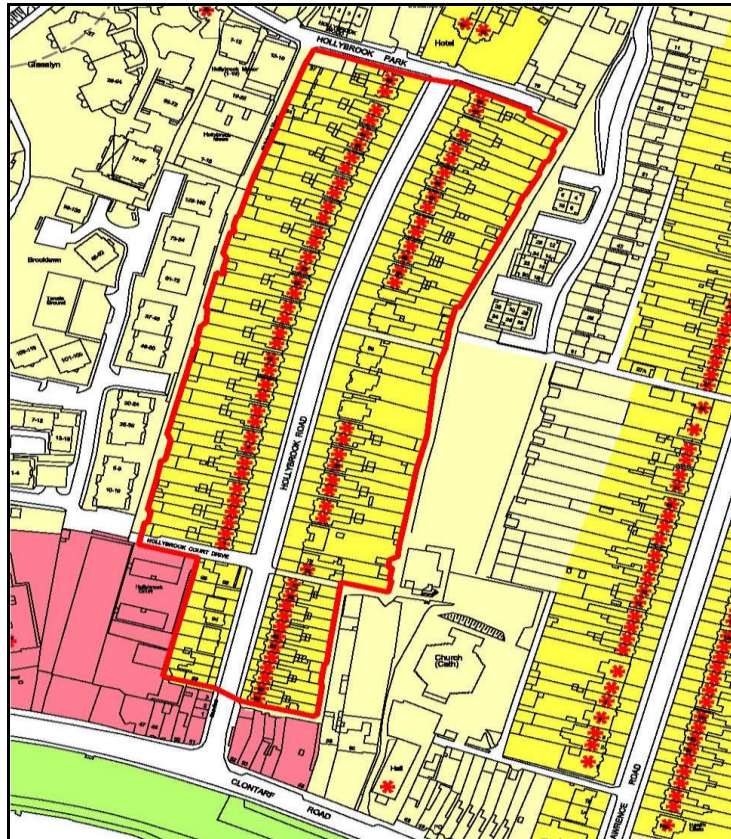
Summary of Applicants Reasons for Seeking Deletion

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 Hollybrook 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 Hollybrook Road, Clontarf, as an ACA under the Dublin City Development Plan 2016-2022, which came into force on the 21st October 2016. Hollybrook Road is an area identified as appropriate for an ACA, so that the essential character of the road 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 zoned Z2: *To protect and/or improve amenities of residential conservation areas.* The red line shows outline of proposed Architectural Conservation Area.



Historical Background

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.

Assessment of Special Interest Under the Planning & Development Act 2000

These 73 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 10th 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 '**No's 1-40, 42-54, 65-71 and 76-88 Hollybrook 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 Hollybrook 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
30th May 2017