
Addition of Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Recommendation	
Proposed Entry	Cherrymount House (19 th century residence, excluding later 20 th century extensions), Cherrymount Park, Phibsborough, Dublin 7

Photo of Structure



Introduction

In accordance with Section 55 of the Planning & Development Act 2000 it is proposed to make the addition of Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7 to Dublin City Council's Record of Protected Structures in accordance with Section 55 of the Planning and Development Act, 2000.

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 add **Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7** to the Record of Protected Structures. The proposed addition of this

structure was first advertised in the Irish Independent on the **10th of August 2017**. The public display period was from **10th of August 2017** to **21st of September 2017** inclusive.

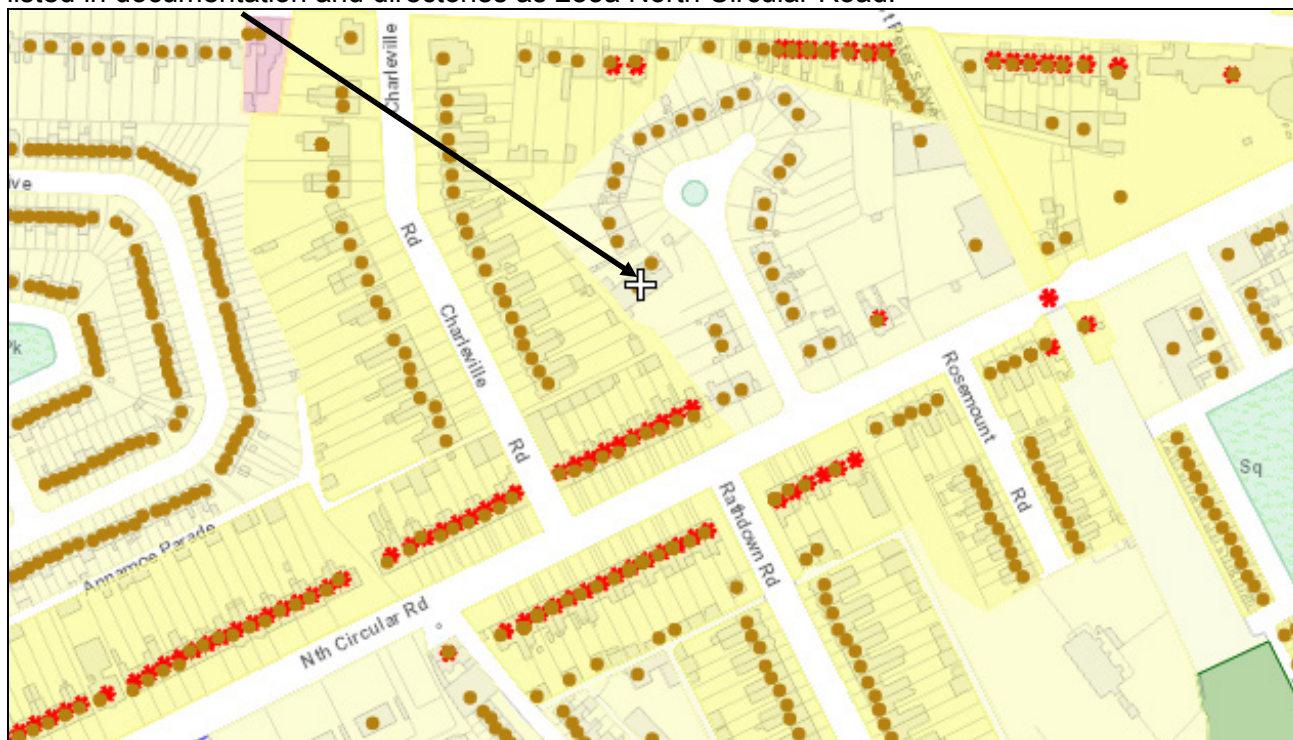
Request for Addition & Summary of Reasons for Addition

- Kevin Duff, An Taisce, Tailor's Hall, Back Lane, Dublin 8
- Gary & Emma Fitzgerald, 5 Cherrymount Park, Phibsborough, Dublin 7
- Joseph Doyle, 7 Cherrymount Park, Phibsborough, Dublin 7
- Patrick Burke, 8 Cherrymount Park, Phibsborough, Dublin 7
- Ed Eustace, 15 Cherrymount Park, Phibsborough, Dublin 7
- Bernard Edwards, 18 Cherrymount Park, Phibsborough, Dublin 7
- Eric Jones, 24 Cherrymount Park, Phibsborough, Dublin 7

The applicants cite a number of reasons for the placement of Cherrymount House on the Record of Protected Structures. The house is a late Georgian / early Victorian structure dating from c.1834, and is among the few buildings from this period in the area. The adjacent Stone Villa, which dates from a similar period, is listed as a protected structure. The applicants report that Cherrymount House is in good condition: *'Unlike Stone Villa the property is in good condition and was reportedly occupied by its elderly owner until her death in 2016'*.

Site Location & Zoning Map

2016-2022 zoning objective: Z1 – To protect, provide and improve residential amenities. Cherrymount House is located on Cherrymount Park, Phibsborough, Dublin 7, on a site close to the junction of North Circular Road and Charleville Road. Cabra Road is to the north. The address is listed in documentation and directories as 283a North Circular Road.



Recent Planning History

No recent planning history.

Summary Description

Cherrymount House is a detached four-bay two-storey house, built c.1834, and features on the first edition Ordnance Survey map in 1837. The house also comprises a two-bay two-storey wing to the north west, a single storey wing to the east and a turret addition to the yard, all dating from the

nineteenth century. The building was evidently built in phases, most probably in quick succession as most phases are represented on the first edition OS map (1837).

A two-bay two-storey extension, dating from the early twentieth century is located to the centre of the north elevation.

An adjoining single-storey apartment to the west and an adjoining two-storey house to the northeast were added in the late twentieth century. These units will not form part of the description or analysis.

Hipped slated roofs to the nineteenth century elements, having terracotta and stone ridge tiles, stone coping to parapets, rendered chimney stacks and some cast-iron rainwater goods. Flat roof to the early twentieth century extension. Roughcast rendered walls to front (south) and side elevations, and north elevation of nineteenth century block to rear. Rendered walls to other elevations.

Round-headed door opening to front elevation with moulded surround, timber panelled door, and plain fanlight and side lights. Timber windows to all elevations, uPVC replacement windows to first floor of front elevation. Oriel windows to ground floor of front elevation, dating from early twentieth century.

Detached single-storey outbuilding to northeast, having pitched roof, stone and brick walls and timber doors and windows.

Cherrymount House is set back from road, within landscaped gardens, having gravel path and forecourt, and rendered boundary walls with brick capping.

Timber doors, architraves, skirting boards, and lath and plaster ceilings to interior rooms. Decorative cornices to ground floor living room. Moulded timber staircase located in twentieth-century extension to rear.

Historical Background

Cherrymount House was one of the original residences on North Circular Road. It was built on lands within the Monck estate in the early nineteenth century, and is referenced in the Monck estate papers.

'The property features in the papers of the Right Hon. Charles Stanley Viscount Monck of Charleville, Co Wicklow as property no. 56 in "Rental of Dublin Estate" held in the National Library's Manuscripts Department. The tenants are listed as "Representatives Taaffe" and the yearly rent and Poor Law Valuation are stated as £42 and £34, respectively – both are significant valuations.' (Gail Seekamp – Letter 18.04.17).

Cherrymount House first appears in Thom's Directory in 1835, which would suggest that it was constructed c.1834. It features on the 1837 OS map, unnamed and adjacent to 'Rose Mount'. The two properties are named individually on the 1867 OS map.

Cherrymount House originally had its own entrance and approach from North Circular Road, and this is still evident on the 1907 OS map. The houses on Cherrymount Avenue date from the mid-twentieth century, and it was at this time that the entrance gates were relocated, and Cherrymount House lost its direct connection with North Circular Road.

Thom's 1835 Directory lists a 'Mrs Taaffe' as occupant at Cherrymount House, and 'Robert Taaffe Esq. Attorney' is listed at the same address in the Dublin Almanac and General Register of Ireland 1836 & 1837.

It is reported that a well was located on the lands of Cherrymount House, though there is no evidence of this on the Ordnance Survey maps. *'The house contains its own stables and a circular*

well that was a source of drinking water for locals. It was reputedly associated with Lord Phibb, of the family after which Phibsborough is named.’ (Kevin Duff, An Taisce – Letter 21.04.17).

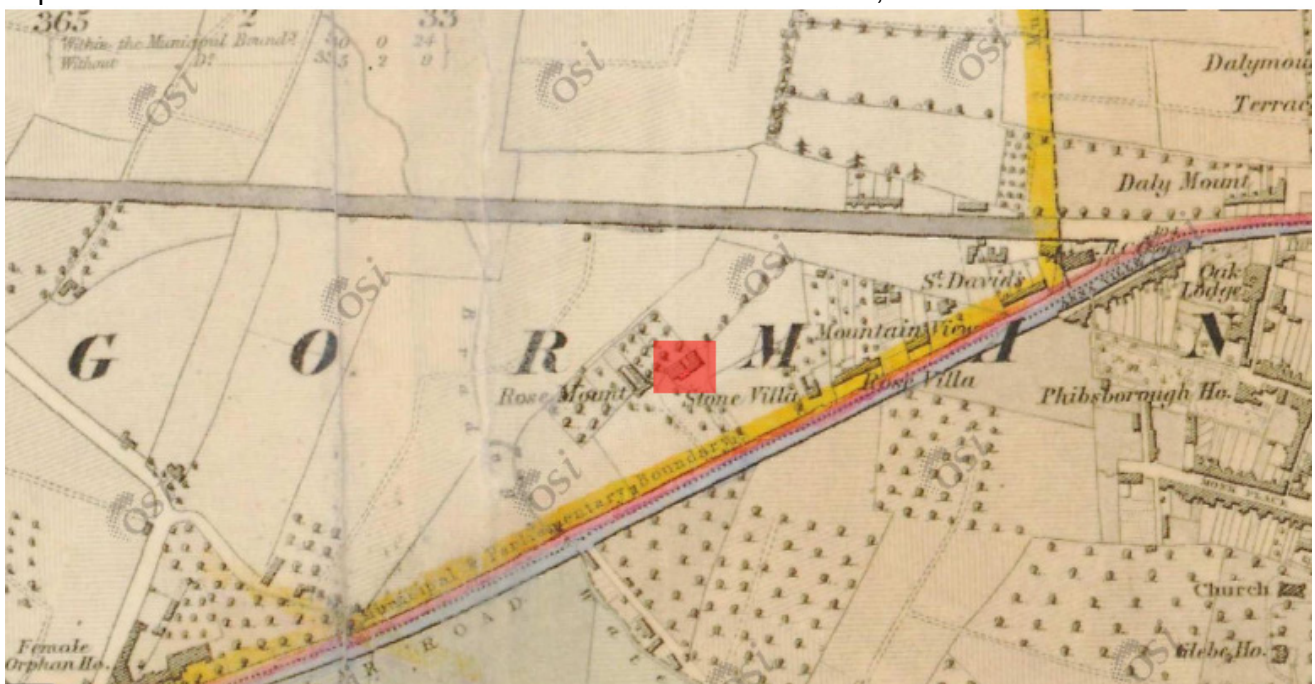
In the 1873 Thom’s Directory, ‘Matthew J Mooney Esq’ is recorded as the occupant of Cherrymount House.

Dr JF Falvey of the Irish Medical Association was reported to be resident at Cherrymount House in 1946 (Irish Independent, April 1946).

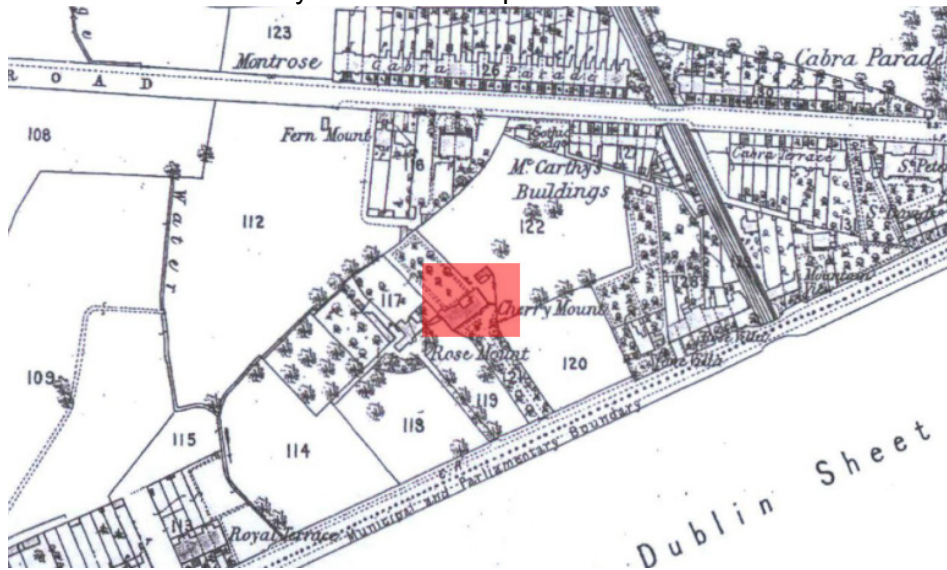
In May 1965, Cherrymount House was advertised for sale in the Irish Times: ‘*Delightful old-world non-basement residence detached in its own well-kept grounds adjoining North Circular Road convenient to city. 4 reception, 6 bedrooms, garage and out offices, etc.*’ (Irish Times, 22 May 1965).

Though Cherrymount House retains much of its original 1834 footprint, additions to the rear (north), east and west date from the twentieth century.

Map 1: First edition OS map, 1837. Cherrymount House features on the first edition OS map, unnamed and adjacent to ‘Rose Mount’ which may have been part of the same larger property at that time. The buildings are located on landscaped grounds, each having an entrance and tree-lined approach path from North Circular Road. The site is just outside the ‘Municipal and Parliamentary Boundary’ outlined on the map. Cherrymount House is U-shaped in plan, and a formal garden is depicted to the rear. ‘Stone Villa’ is situated on North Circular Road, to the southeast of the site.



Map 2: Second edition OS map, 1867. The footprint of Cherrymount House remains largely unchanged. The building is named 'Cherry Mount', with 'Rose Mount' to the west. There is a small addition to the northwest corner of the house, and an outbuilding to the northeast. The Midland Great Western Railway has been completed to the east of the site.



Map 3: Thom's Directory map, 1874 Thom's 1874 Directory map reflects the information on the second edition OS map.



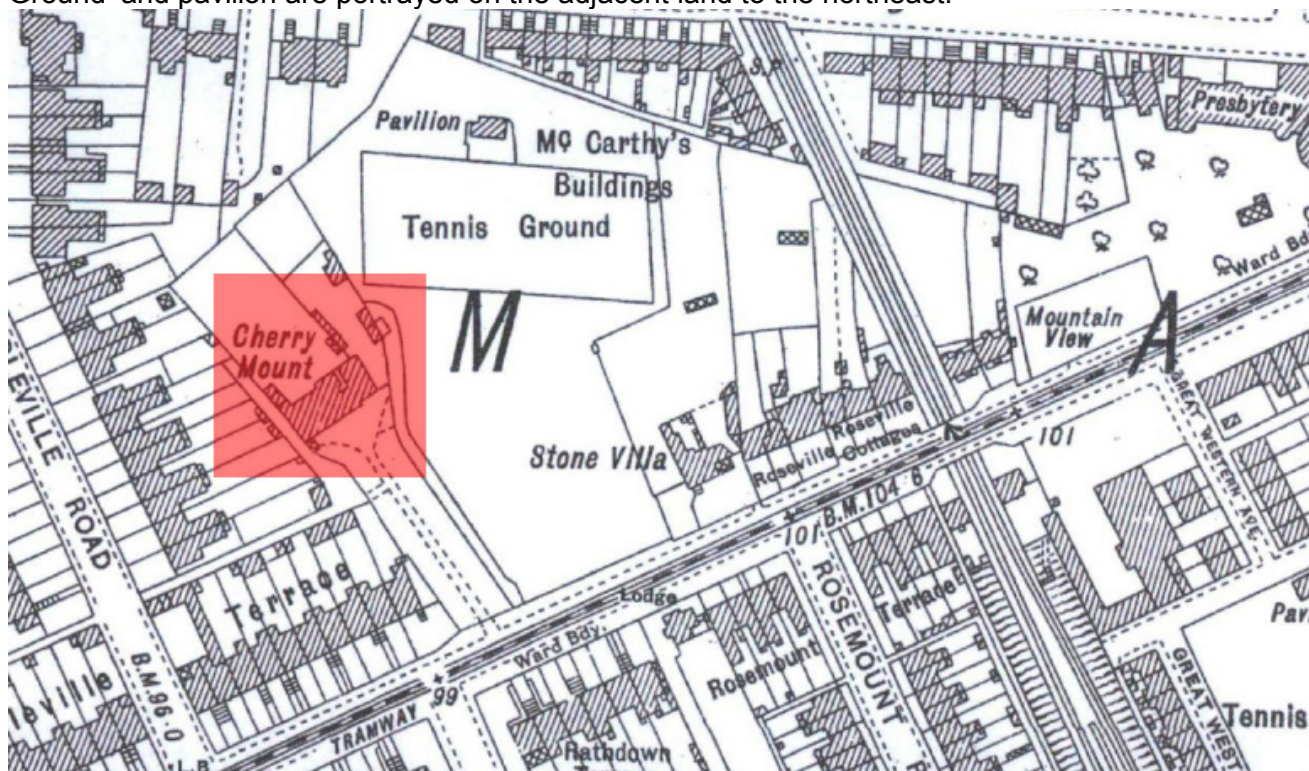
Map 4: OS map, 1886. More detail is evident in the 1886 OS map, which depicts an additional single storey addition to the southwest corner of the house, and a small structure along the north-eastern boundary of the formal garden. The outbuilding has been extended. Charleville Terrace (unnamed) has been built along North Circular Road, immediately to the south of Cherrymount House.



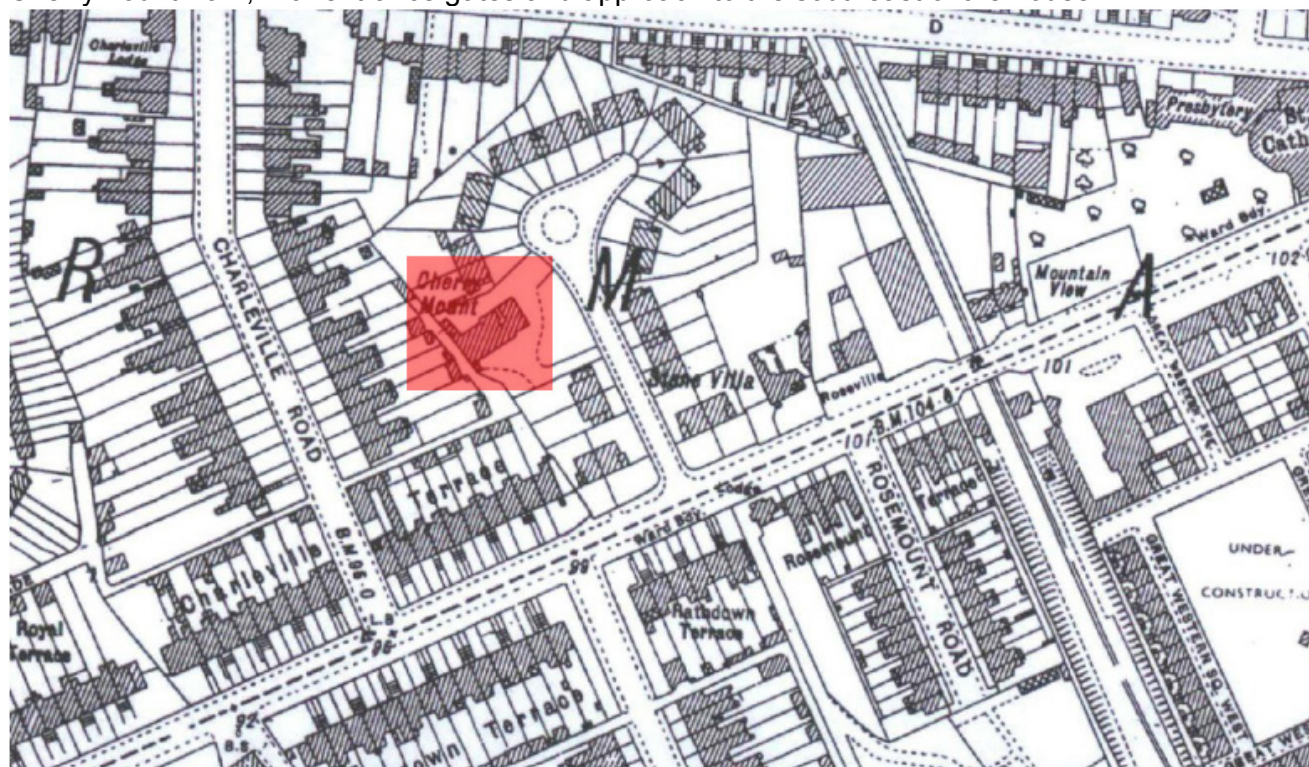
Map 5: Third edition OS map, 1907. The footprint of Cherrymount House remains unchanged in the 1907 OS map. A small structure is evident to the south of the house along the approach path. Houses have been built along the Charleville Road, which has been established to the west of the site. 'McCarthy's Buildings' are depicted on the adjacent land to the northeast.



Map 6: OS map, 1936. The footprint of the house has been extended, and the building features an infill addition to the north. Additional outbuildings are featured to the north of the house. A 'Tennis Ground' and pavilion are portrayed on the adjacent land to the northeast.



Map 7: OS map, 1966. The footprint of the house remains the same as depicted on the 1936 OS map, but the outbuildings are no longer extant. 26 houses have been built on the former lands of Cherrymount House, forming Cherrymount Park. Access to Cherrymount House is from Cherrymount Park, with entrance gates and approach to the southeast of the house.



Map 8 Google earth map, 2017. Showing location of Cherrymount



Assessment of Special Interest under the Planning & Development Act 2000

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social. When assessed under the above categories, it is found that Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7, is of architectural and historical interest.

- **Architectural significance:** Dating from c.1834, Cherrymount House is one of the earliest houses to be constructed on North Circular Road. Despite later additions and alterations, the structure and fabric of the original house remain largely intact and are of architectural merit. Though once part of a larger plot, with extensive gardens and a connection to North Circular Road, the current landscaped setting enhances the house and conceals it from the road. Early maps represent a U-plan house, with a two-storey extension added in the inner yard during the early twentieth century. The staircase is accommodated in this later extension, and it is unclear where the original staircase was located. The shift in first floor level between the central section of the house, and the section to the west would suggest that they may have been constructed separately, though both are depicted on the first edition of the Ordnance Survey map dating from 1837. This change in level is reflected in the first floor windows of the front elevation. The single-storey wing to the east sits on the original footprint, and most likely dates from the early phases of building. The early twentieth century oriel windows to the front elevation are elegantly detailed. The interiors retain original joinery, lath and plaster ceilings, and some decorative plasterwork.
- **Historical significance:** During the Great Amnesty Campaign of 1869, when rallies were held in Dublin to demand amnesty for Fenian prisoners, it is reported that a large rally was held on the lands of Cherrymount House, adding historical significance to the property (Ronan Scaife & Ger Lardner - Letter 17.04.17)

Significance/NIAH Rating

Cherrymount House has not been included in the architectural inventory of Dublin city currently being undertaken by the National Inventory of Architectural Heritage (NIAH). The surrounding area

was surveyed by the NIAH, however due to this property's secluded position; it was not included in the scope of their survey work.

When evaluating the property using the NIAH criteria and rating system (International, National, Regional, Local and Record Only), it is found that Cherrymount House is worthy of a Regional Rating. Rationale for Regional Rating: Constructed in c.1834, Cherrymount House is one of the earliest houses to be constructed on North Circular Road. Despite later additions and alterations, the structure and fabric of the original house remain largely intact and are of architectural merit.

Conclusion

Cherrymount House is considered to be of Regional significance. It is therefore recommended that Cherrymount House (19th century residence, excluding later 20th century extensions), Cherrymount Park, Phibsborough, Dublin 7 be added to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Recommendation	
Proposed Entry	Cherrymount House (19 th century residence, excluding later 20 th century extensions), Cherrymount Park, Phibsborough, Dublin 7

Submissions/Objections Received & Response

One submission was received in relation to the addition of this structure. This was from Jennifer O'Driscoll, the executor of the estate of Mary McDermott, deceased owner of Cherrymount House.

The submission is summarised below followed by a response from Dublin City Council:

- **Phasing of Building:** The summary description of the report states that the building was built in phases with all phases being included in the OS map of 1834. The report contradicts this in Map 2 with additions to the north east and northwest of the house included in the 1867 OS map. Map 4 includes the large single story addition on the right of the house which was not included until the 1886 OS map- some 50years later.
DCC Response: The aim of the original report was to reflect that the majority of the building was already built by 1837 with additions throughout the 19th and 20th centuries. The surviving 19th century building is considered to be of significance. The first paragraph of the summary description has been amended to reflect this. *The building was evidently built in phases, most probably in quick succession as most phases are represented on the first edition OS map (1837).*
- **Windows:** The report also states that they are timber windows to all elevations with replacement to the front elevation. These replacement windows are uPVC and not timber.
DCC Response: The report states that there are replacement windows to the first floor of the front elevation. It does not state if they are timber or uPVC. The report has been amended to include uPVC to the description of new windows.
- **House Condition:** I was advised that the condition of the house is not a factor in determining the addition of the house as a protected structure, but it is stated in the report in the submission from the above named applicants that the house was in very good condition. I would like to address this and point out that this opinion is based on the appearance of the façade and that the applicants have no knowledge of the interior of the house.
DCC Response: The paragraph referenced to cites the applicants reasons for the placement of Cherrymount House on the Record of Protected Structures. The Department of Culture, Heritage and the Gaeltacht's 2011 *Architectural Heritage Protection Guidelines for Planning Authorities* states that *the 'superficial condition of a structure should not rule out its inclusion in the RPS' (2011, 21)*. Protecting the architectural heritage is an important function of the planning authority. It is considered that the building in question merits protection.

- **Occupation:** The applicants state that it was occupied by the owner until 2016. This is correct; however, the owner was extremely elderly and had in last 15+ years of her life lived in a small section of the downstairs of the house. The upstairs and part of the downstairs was totally unoccupied for almost 20 years and with no form of heating shows dampness throughout. **DCC Response:** While it is noted that parts of the building have been unoccupied for some time, the condition of the building is not considered to be derelict. The Department of Culture, Heritage and the Gaeltacht's 2011 *Architectural Heritage Protection Guidelines for Planning Authorities* states that *the 'superficial condition of a structure should not rule out its inclusion in the RPS' (2011, 21)*. Protecting the architectural heritage is an important function of the planning authority. It is considered that the building in question merits protection.
- **Subdivision:** The house was operated in flats/ bedsits since the late 1970's early 1980's. The upstairs was converted into 5 bedsitting rooms with kitchenettes and they have been vacant since late 1990's. The rooms and kitchenettes show evidence of roof problems with areas of ceiling damage. Evidence of roof damage is also clear in other areas of the 19th century section of the house. **DCC Response:** While it is noted that parts of the building have been unoccupied for some time, the condition of the building is not considered to be derelict. The Department of Culture, Heritage and the Gaeltacht's 2011 *Architectural Heritage Protection Guidelines for Planning Authorities* states that *the 'superficial condition of a structure should not rule out its inclusion in the RPS' (2011, 21)*. Protecting the architectural heritage is an important function of the planning authority. It is considered that the building in question merits protection.
- **20th century Additions:** The 20th Century additions to the house included a two bay two storey extension in the centre of the house which housed another bedsitting room and bathroom. These room are in poor repair with the bathroom showing significant ceiling damage. Two separate apartments adjoin the house at the side and rear and were used as two separate flatlets and have been vacant for 20years and are in poor repair. A two storey mews was added in the 1980's and is also in need of repair. **DCC Response:** The 20th century extensions are not included in the protection.
- **Curtilage:** I note from the area highlighted in red as curtilage that the 20th century structures and the area of driveway/garden including access to them is included in this area. As the area of the 20th Century extensions which are excluded from the proposed addition of Cherrymount House as a protected structure is more than two thirds of the building, the driveway and lawn should not be included in this curtilage as it allows it to function. Cherrymount House once had frontage onto North Circular Road and had an address of 283A North Circular Road. However, with the building of the houses in Cherrymount Park the curtilage and historical relationship between the house and the grounds was taken away. Also with the additions of the modern extensions to Cherrymount House what now remains is simply access to both the newer extensions and original sections of the house and lawn to both the front and rear of the house. **DCC Response:** The Architectural Heritage Protection Guidelines (2011) states that *by definition, a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The notion of curtilage is not defined by legislation, but for the purposes of these guidelines it can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure (2011, 191)*. While changes in the ownership and subdivision of property can affect the extent of a curtilage, the proposed curtilage provides a setting to the house.

Conclusion

In conclusion, it is considered that the building is of sufficient historic and architectural special interest to be added to the Record of Protected Structures.

Meeting of the Area Committee

The proposed addition of the structure was originally brought forward to the North West Area Committee on the 18th of July 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

Recommendation

That Dublin City Council notes the contents of Report No. 401//2017 and approves the addition of **Cherrymount House (19th century residence, excluding later 20th century extensions), Cherrymount Park, Phibsborough, Dublin 7**, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive

22nd November 2017