

Conservation Section, Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8

An Rannóg Caomhantais, An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 3927 F. 01 222 2830

To the Chairperson and Members of the Central Area Committee

Proposed Draft Variation No. 31 of the Dublin City Development Plan 2016-2022

North Great George's Street & Environs Architectural Conservation Area (ACA)

Proposal:

It is proposed to vary the Dublin City Development Plan 2016-2022 by designating North Great George's Street & Environs as an Architectural Conservation Area (ACA) in accordance with Sections 13 and 81 of the Planning & Development Act, 2000 (as amended).

This proposed draft variation arises from the Dublin City Development Plan 2016-2022: -

Objective CHCO2, which states that it is an objective of Dublin City Council to designate further Architectural Conservation Areas within the identified phase 1 priority areas (as set out in section 11.1.4: The Strategic Approach) of special historic and architectural interest and which North Great George's Street - including Denmark Street, Temple Street and Gardiner Place is listed no. 8.

Site Description:

North Great George's Street is located in the north east inner city, approximately 0.5 km's north and east of O'Connell Street. The street and its environs are enclosed by Parnell Square to the east, Mountjoy Square and Gardiner Street to the west, Parnell Street to the south and development bounding Temple Street and Dorset Street to the north. This area forms part of a vibrant commercial and residential north inner city community, which is comprised of a strong mix of urban land uses.

The boundaries of the proposed North Great George's Street & Environs ACA, include Rutland Place, Parnell Street (part of), Hill Street, Bath Lane, Grenville Lane, Nerney's Court, Temple Street (part of), the rear of property fronting onto Denmark Street Great (north-side) and Fredericks Lane (part of).

The exact boundaries of the proposed Architectural Conservation Area are delineated on Map 1 attached to this summary document.

Explanation:

North Great Georges Street & Environs forms part of the historic north-east inner city of Dublin. The area has a significant and varied stock of late eighteenth, nineteenth and twentieth century

structures, although the area is primarily defined by late eighteenth century buildings laid out in a terraced streetscape, which remains the focal point of the area to the present day.

North Great George's Street is one of the significant historic streets of Dublin city. The Street was developed by the Archdall family adjoining the Gardiner Estate, being laid out for residential use in the mid-18th Century, with the majority of the houses built in the 1770's and 1780's. It was constructed on the basis of a modular plan, adapted to residential plot multiples, allowing developers to enter into leases for the purchase of plots. Belvedere House, on Denmark Street Great was completed in 1786, terminating the vista to the north end of the Street.

The area is approached by four main streets and roads, with a mix of commercial and residential structures that reflects the different building styles of the mid-late eighteenth century, the nineteenth and early twentieth century, as well as more recent periods.

The buildings of North Great George's Street and its environs are laid out mainly in long and short terrace form; whereby the commercial structures are street fronted at ground level often with residential use above, while the residential structures are set back from the rear of the public footpath, with a small basement area or privacy strip.

Although there are two and three storey structures in the area, most of the principal commercial and residential structures are four storeys in height, with some having an additional roof level. These principal buildings are mainly finished externally in red and/or brown brick, though there are some rendered facades. Many original materials and details survive, often through the careful restoration of these historic buildings; including pitched roofs with natural slates and ridge detailing, timber sash and some casement windows, ironwork including railings, gates, boot-scrapers etc.

Most of the commercial frontages within the ACA are twentieth century, although a number of important nineteenth century frontages remain. The area consists of a rich urban mix of residential, commercial, institutional and retail uses as part of a vibrant inner city neighbourhood.

The proposed designated area (see Map 1 below) of the ACA is configured so that it connects with the already designated O'Connell Street ACA (2001), which already includes the historic streetscape on the southwest corner of North Great George's Street and the adjoining terraces on Parnell Street's north side. Similarly, the proposed ACA also extends to the north and east along Gardiner Place, as far as Nerney's Court, to connect with the Mountjoy Square ACA (adopted in 2012), and incorporates the adjacent part of Hill Street and the lower part of Temple Street (east and west sides).

The ACA, as proposed, also includes the former mews plots and other lands associated with and/or located to the rear of North Great George's Street, which are situated on the east side of Rutland Place and on the west side of Hill Street. These plots and parcels of lands and buildings, including modern apartment developments, have an historical association and/or such significant and proximate inter-relationships with the principal buildings of North Great George's Street, Great Denmark Street, Gardiner Place and Parnell Street, that justifies their inclusion within the boundary of the ACA, in the interest of the protection of the special character of the area and its proper planning and sustainable development.

The key policies and objectives to be proposed in the Draft Architectural Conservation Area for North Great George's Street and its environs, may be summarised as follows: -

- It is the overall policy of Dublin City Council to protect and conserve the character and setting of North Great George's Street & Environs. Through the ACA Policy Statement

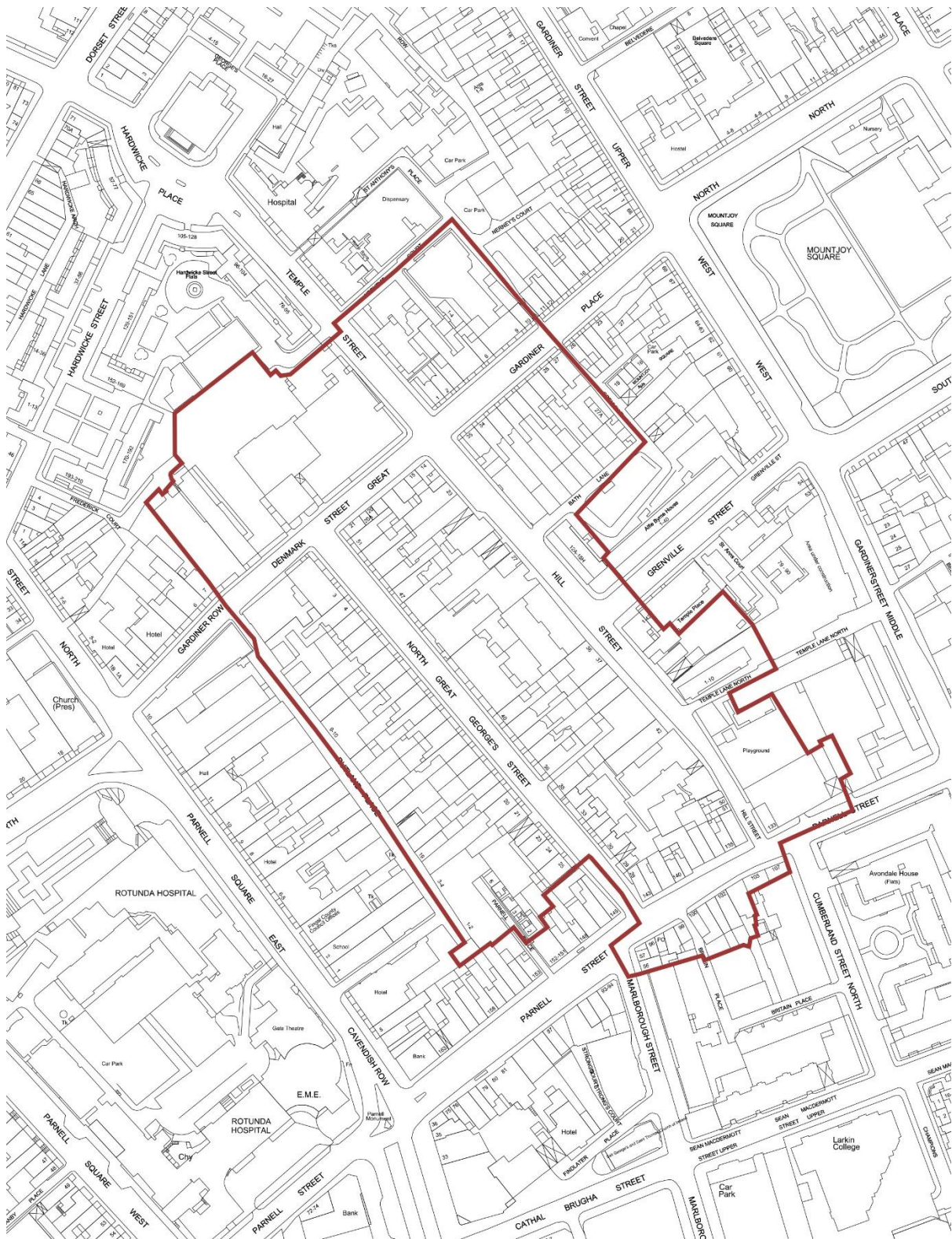
the Council will identify the areas of special character and architectural interest and to manage change in such a way as to preserve and enhance that special character.

- The carrying out of works to the exterior of a non-protected structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area. For example works of alteration to streetscape features such as roofs, walls, windows and doors, rainwater goods or the curtilage bounding a house may require planning permission.
- It is the policy of Dublin City Council to seek the repair and retention of traditional and historic fabric of special architectural interest; including those structures, which are not protected structures. In terms of advertising structures, inappropriate signs and advertising structures will not be permitted.
- It is an objective that any new development shall contribute to the delivery of a quality, compact city, having regard to the character of the adjacent buildings, which shall include height, massing, scale and plot width.
- It is an objective that any new development on Rutland Place (east side) shall have particular regard to the proposed Urban Design Framework for Rutland Place, to be provided as part of the North Great George's Street Architectural Conservation Area document.
- It is an objective to provide guidance to owners of buildings in the ACA in relation to energy conservation etc.

Recommendation:

It is recommended that the Development Plan variation procedure, in accordance with Section 13 of the Planning and Development Act, 2000 (as amended), be initiated in relation to the proposed designation of North Great George's Street and Environs as an Architectural Conservation Area.

Paraic Fallon
Senior Planner



Map No. 1: Location of the proposed North Great George's Street & Environs Architectural Conservation Area with the proposed ACA designated area outlined in red (Draft Variation No. XX of the Dublin City Development Plan 2016-2022).