
Proposed Draft Variation of the Dublin City Development Plan 2016-2022

Location: Haddon Road and Victoria Road, Clontarf.

Proposal:

It is proposed to vary the Dublin City Development Plan 2016-2022 by designating Haddon Road and Victoria Road as an Architectural Conservation Area (ACA).

This proposed draft variation arises from the Dublin City Development Plan 2011-2017. 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 21st 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 Description:

The Haddon Road and Victoria Road Architectural Conservation Area is located four kilometres north east of the city centre, in the residential suburban area of Clontarf, the area is predominantly residential in use. The Road runs north to south, from Victoria Road to the shoreline with Dublin Bay and is located almost equidistant between the Clontarf village to the east and Fairview to the west.

The boundaries of the proposed Haddon Road and Victoria Road ACA comprise; to the north side boundary wall at the north side of the laneway (former Clontarf Castle Demesne boundary wall) behind the Victoria Road properties; to the west and east by the property boundaries onto the rear access laneways and to the south by Clontarf Road and includes two semi-detached buildings, 91 and 92 Clontarf Road, facing the sea.

The exact boundaries of the proposed Architectural Conservation Area variation is attached and are delineated on the location map accompanying this summary document.

Explanation:

Work on this proposal commenced in 2016 in accordance with the Objective FCO32 (Chapter 7 Fostering Dublin's Character & Culture) and Appendix 11 of the Dublin City Development Plan 2011-2017, which sought to designate additional Architectural Conservation Areas, including residential, suburban areas of the city with the specific objective of reducing the number of buildings in these areas which are listed on the Record of Protected Structures, as appropriate, it is proposed to designate Haddon Road and Victoria Road as an ACA. This ACA will protect primarily the front facades and streetscape character and will remove the protected structure status of such buildings. The buildings selected for deletion from the RPS will be of local rather than regional significance.

Haddon Road and Victoria Road are comprised of two roads running perpendicular to each other comprised of terraced, semi-detached and detached dwellings, late 19th and early 20th century dwellings, Both Haddon Road and Victoria Road distinguish themselves by the fact that they retain the majority of their original architectural detailing. In terms of material, red brick facades, canted bays, timber sash windows, porches some with canopies, most with original timber panelled doors retaining stained glass panels, tiled entrance paths with railed gardens are all a unifying feature. This, in combination with the uniform street line and scale, creates a pleasant Victorian enclave of residential properties, most of which still remain as single occupancy properties.

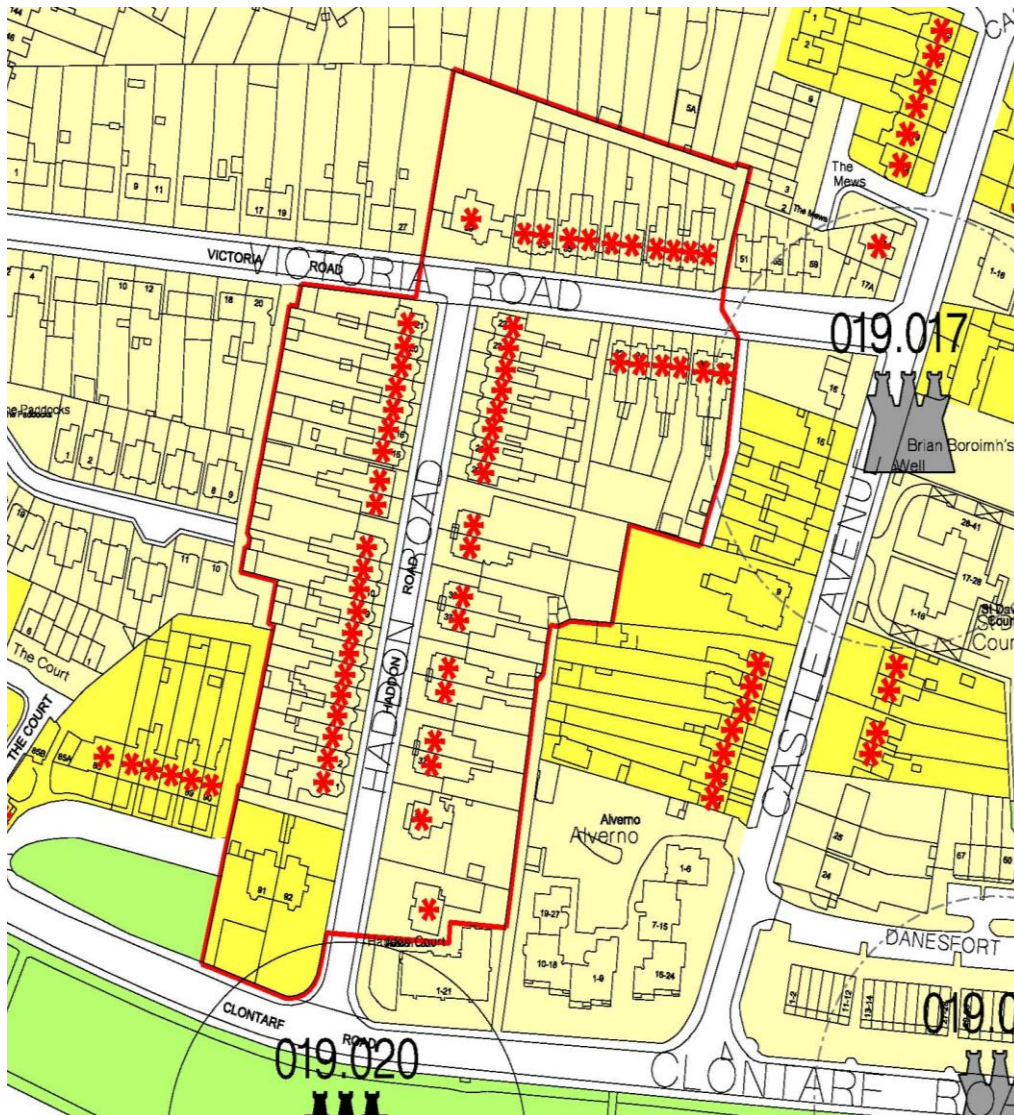
The key policies and objectives of the Architectural Conservation Area may be summarised as follows: -

- It is the overall policy of Dublin City Council to protect and conserve the character and setting of Haddon Road and Victoria Road. The ACA report will identify the special character and architectural interest and seek to manage change in such a way as to preserve that special character.
- Owners and occupiers of non-protected structures located within the Haddon Road and Victoria Road ACA should note that the carrying out of works to the exterior of a 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 to the curtilage bounding a house may not be exempted development.
- It is the policy of Dublin City Council to seek the repair and retention of traditional fabric of special interest; including those structures, which may not be protected structures. In terms of advertising structures inappropriate signs and advertising structures including shall not be permitted.
- It is an objective that any new developments should have regard to the character of the adjacent buildings, which shall include height, massing, scale and plot width.

Recommendation:

It is recommended that the variation procedure be initiated to designate Haddon Road and Victoria Road as an Architectural Conservation Area as part of an overall process of reducing the number of protected structures in the area.

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Haddon Road and Victoria Road ACA
Proposed Architectural Conservation Area Boundary Outlined in Red