

NORTH GREAT GEORGE'S STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA (DRAFT)



CHARACTER APPRAISAL AND POLICY FRAMEWORK

Dublin City Council

Planning & Property Development Department

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NORTH GREAT GEORGE'S STREET & ENVIRONS

ARCHITECTURAL CONSERVATION AREA

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1.0: INTRODUCTION AND PLANNING POLICY CONTEXT

1.1 National Policy - The Purpose of Architectural Conservation Areas (ACA's)

1.1.1 Architectural Conservation Areas (ACA's) were introduced under the Planning and Development Act 2000.

1.1.2 Architectural Conservation Areas are diverse in size and character but in general, it is the area character and special interest that is of importance and not the individual buildings. The designation gives the planning authority greater control over demolition, new development, works of alteration and advertisements. However, it also brings certain responsibilities; the planning authority must pay special attention to the character and special interest of ACA's in exercising its planning powers.

1.1.3 It is not just the planning authority however, that has the role of protecting and enhancing ACA's. The principal guardians are the residents and business people who live and work in the ACA and who are responsible for maintaining the individual properties. The designation raises awareness of an area's special attributes and can foster pride in the locality. Planning guidance stresses that our built and natural heritage should be valued and protected as a central part of our cultural heritage and that responsibility for environmental stewardship is shared by everyone.

1.1.4 New development and change can take place in ACA's but the designation should ensure that such proposals enhance the special

character or the appearance of the area.

1.2 Local Policy - Purpose of the ACA Appraisal

1.2.1 The North Great George's Street and Environ's Architectural Conservation Area Report is prepared in accordance with the Dublin City Development Plan 2016-2022, subsection 11.1.4, which sets out 10 priority areas for ACA's.

1.2.2 This ACA, therefore, forms part of the City Development Plan and will provide additional guidance to parties with regard to the interpretation and application of conservation area policy.

1.2.3 This ACA report seeks to define the key elements that contribute to the special historic and architectural character of the North Great George's Street and Environ's ACA. The character of the area is influenced by a range of issues including the layout of the buildings; their use; the materials, colours and textures employed and the relationship between the built form and the landscape elements.

1.2.4 In addition, the character appraisal records some of the features that detract from the special character and interest of the ACA.

1.2.5 The careful management of new development and the monitoring of change within the City's Architectural Conservation Areas is crucial to ensuring the future preservation and enhancement of the city's historic built environment. The character appraisal report, therefore, forms an essential tool to inform design proposals; the preparation of enhancement proposals, and also the making of planning decisions within the area.

1.3 Character Appraisal & Planning Issues

1.3.1 After a century of neglect and decline, the last quarter century has witnessed a dramatic transformation for the historic core, including North Great George's Street and the adjoining area, to both the physical and land use character. This area has seen significant redevelopment and the emergence of a vibrant residential and mixed-use inner city area.

1.3.2 The challenge for the ACA appraisal and policy framework will be to plot a course for the next quarter century and beyond. New challenges arise such as ensuring the successful integration of new development with the old.

1.3.3 The Architectural Conservation Area designation will form part of the City Council Development Plan policy and management framework to ensure that the special historic character of the area is protected and enhanced. A successful ACA will contribute to National and City Plan objectives to create a more compact, vibrant city and reduce our carbon footprint.

2.0: LOCATION AND SETTING

2.1 The North Great Gorges Street and Environs Architectural Conservation Area (ACA) is located in the historic inner central core of the city, in the Rotunda A ward, on the north side of the City. It is located approximately 0.5 km to the north and east of O'Connell Street and Abbey Street, to the east of Parnell Square, to the west of Mountjoy Square and Gardiner Street and to the south of Temple Street. It is a vibrant and historic part of the city centre, in an area comprised of a strong mix of

residential and commercial inner city uses.

2.2 The boundaries of the North Great George's Street and Environs ACA, are largely irregular and are shown on Figure 1.

2.3 There are 2 no. existing Architectural Conservation Areas adjoining the boundaries of the ACA, the O'Connell Street ACA to the south and west and the Mountjoy Square ACA to the north and east, indicating the wider historic interest of this inner city area.

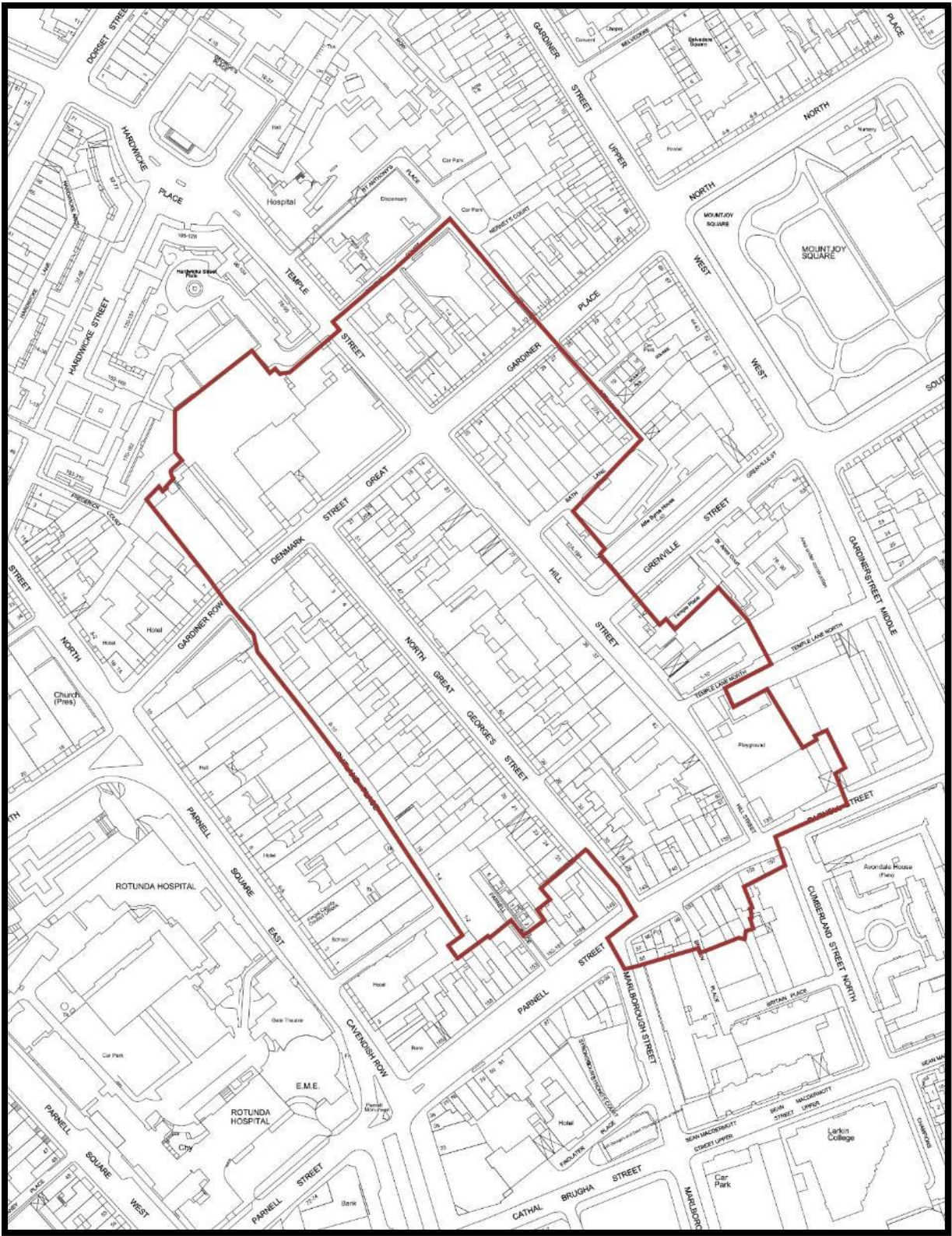


Figure 1 Location of the North Great George's Street & Environs Architectural Conservation Area with the ACA designated area outlined in red

3.0 ORIGINS, ARCHAEOLOGY & HISTORIC DEVELOPMENT:

3.1 Origins of Settlement

3.1.1 The ACA, is within the zone of archaeological potential for Recorded Monument DU018-020 Dublin City, and is located within the Zone of Archaeological Interest in the Dublin City Development Plan 2016-22. The Record of Monuments & Places indicates a burial ground on the site of North Great Georges Street and thus, the area is of archaeological potential.

3.1.2 By the end of the 17th Century, the area around Smithfield and Church Street was well developed and the gradual eastward expansion of the City as far as Jervis Street, Wolfe Tone Street and Bachelor's Walk had progressed. De Gomme's map of 1673 shows blocks and streets. Abbey lands include 'Abby Green and Abby Parkes' and these are the lands on which North Great Georges Street was later developed.



Figure 2 - Bernard De Gomme's map 1673

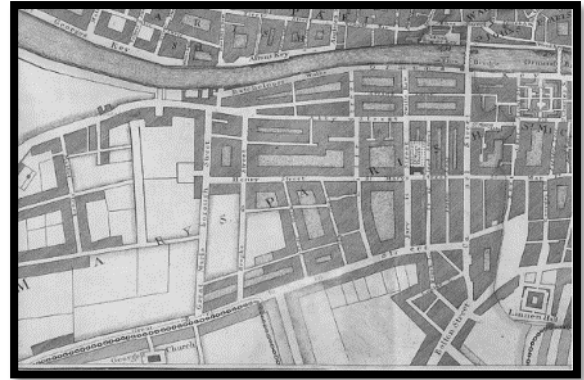


Figure 3 – Charles Brooking's map 1728

3.2 18th & 19th Centuries

3.2.1 The physical development north of the river shifted gradually eastwards during the 18th Century and there was a rapid phase of development in the area. The Wide Street Commissioners were established by an Act of Parliament in 1759 and governed on standards regarding the layout of streets, bridges and other considerations. By the mid-18th Century, they were undertaking significant works which would include the extension of Sackville Street to the River Liffey.

3.2.2 During this period, the Gardiner family became significant landowners north of the Liffey, establishing the Gardiner estate. There were extensive developments on the lands of the Gardiner estate, with the establishment of important new streets and squares.

3.2.3 The North Great Georges Street area formed part of the estate of Sir John Eccles who was Lord Mayor in 1710 and owned one of the earliest structures in the area which was a substantial mansion. This structure is shown on Rocque's map of 1756.

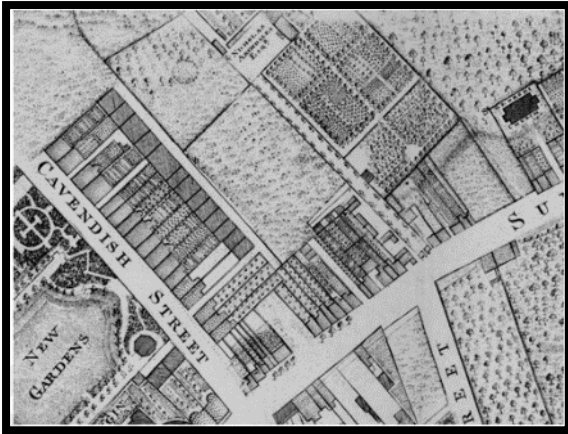


Figure 4 – John Rocque’s map 1756 prior to the formation of Great George’s Street North, showing the Mount Eccles estate with tree-lined approach from Summer Hill

3.2.4 The process of developing North Great Georges Street, which would link Great Britain Street, now Parnell Street and Gardiner’s Row, was initiated in 1766. The development of the adjoining Gardiner estate and in particular Gardiner Row to the north circa 1765, would have greatly enabled the development of this area.

3.2.5 The tree-lined avenue to Mount Eccles House from the south defined the geometry and layout of the new North Great Georges Street, with long narrow plots extended to a stable lane to the west and to Temple Street, now Hill Street, along the east side. The first building lots for North Great George’s Street were advertised in 1767 and the first to be leased, the following year, were at the north end of the street on sites presently occupied by no’s 1-12, no’s 47-51. As was standard of the period, lots were often leased speculatively and thus construction of the dwellings was not uniform or immediate and in some cases not commencing until the mid-1780’s.



Figure 5 - Belvedere House, circa 1990-1939 – Eason Collection NLI.

3.2.6 The construction process was undertaken often by small-scale builders. The majority of the houses were constructed in the 1770’s and 1780’s and the house construction along North Great Georges Street was completed by c. 1800 (Lucey, 2008).

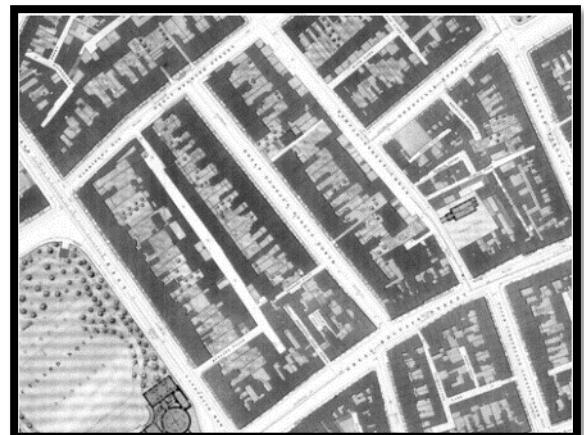


Figure 6 – Ordnance Survey map 1847

3.2.7 Belvedere House, designed for George Augustus Rochford, the second Earl of Belvedere, was completed in 1786 and terminated the vista to the north end of North Great George’s Street. The interior was decorated by the stuccodore, Michael Stapleton.

3.2.8 The 1847 Ordnance Survey map provides a detailed record of the building footprints, plots, boundaries and steps. Mount Eccles House does

not appear on this map. Two narrower buildings noted as 'Loreto Schools' are shown on the site of the house.

3.2.9 The 19th Century north inner city was popular with the professional class, however, this was not to last. After the passing of the Act of Union in 1801, the aristocracy moved to London and the legal and medical professions moved towards the south-side, making way for emerging professions, merchants and traders. Small businesses later moved into the lower floors and mews buildings in the area.

3.3 20th Century Period to Present

Neglect & Decline

3.3.1 For a number of reasons including the city's growth in the eastward and the declining political function, by the late 19th Century the area had fallen into decline and poverty, with foul drainage, rundown buildings, filth and poverty pervading. Accordingly, the wealthier occupiers and the merchant and trading class moved out and were often replaced by tenement families.

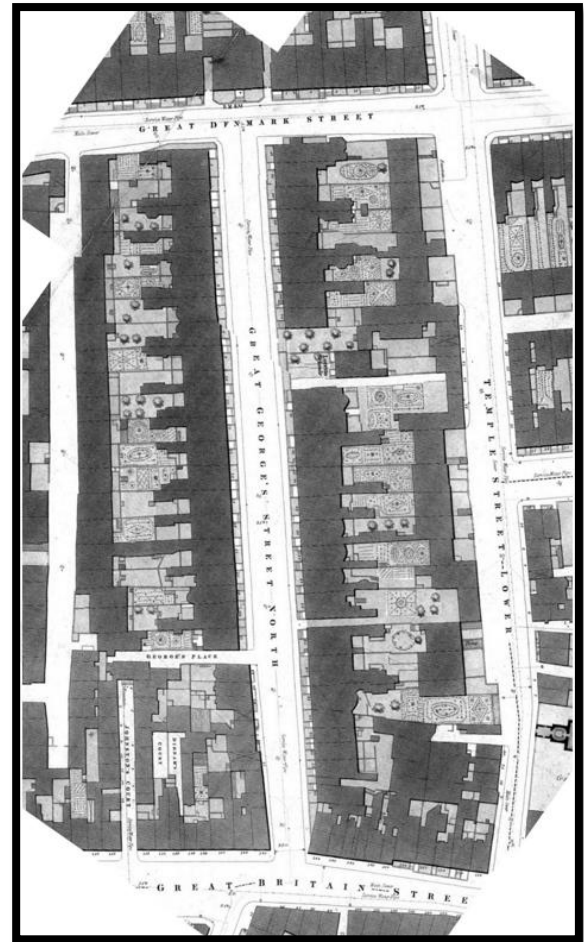


Figure 7 – Ordnance Survey map 1847 (excerpt showing North Great George's Street, numbered houses)

3.3.2 By the mid-20th Century, the poverty and dereliction of the previous century had resulted in little investment in the physical fabric and the area generally declined. A policy in favour of demolition rather than repair and conservation had also emerged, resulting in the loss of large parts of the historic city and replacement with a new modern form of development, which often had little regard to historic forms. The North Great George's Street area however, with a few exceptions, was largely fortunate to avoid insensitive development.



Figure 8 - North Great George's Street, postcard, circa 1900

3.3.3 One major loss along the Street was the structures on the site of Mount Eccles House which were demolished. The two storey, brick Loreto Convent designed by TJ Cullen, was constructed on the site in 1920. The convent is listed as no's 44-45, the steps were removed from no. 45 and it was merged with no. 46.

3.3.4 By the mid-1980's, much of the historic core, including the north inner city, was in a rundown state. The result was that the area became stagnant with very little commercial activity.



Figure 9 - View of structures no's 32-34 North Great George's Street circa 1983

3.3.5 There were also a number of major developments in this period including the removal of the lower part of the eastern side of North Great George's Street. All buildings at no's 29-34 were removed in the early 1980's due to concerns regarding their dangerous condition. They were latterly replaced by structures designed in the form of faithful replica. The structures opposite at no's 22-25 were also similarly replaced later in the century.

Process of Renewal

3.3.6 The late 20th Century period witnessed the inner city undergo a dramatic process of renewal stimulated by a number of factors including generous government tax incentives and the creation of a variety of cultural attractions. These were supported by planning and architectural interventions. The City Council (known at the time as Dublin Corporation) prepared an Integrated Plan for the adjoining North East Inner City area. The 1991 Dublin City Development Plan also included detailed lists of structures to be protected, interiors to be preserved and granite paved flags, kerbs and coal hole covers to be retained or restored in the area.

3.3.7 There were also other events at the time such as Dublin's Millennium celebration in 1988 and the European City of Culture designation 1991, which supported and complemented the process of renewal and regeneration. From 1991-96, fuelled by unprecedented economic prosperity, a renewed inner-city quarter began to emerge from the dilapidated 18th and 19th Century Streets.

Outcome of Renewal Process: Conclusion & Challenge for ACA Planning Policy

3.3.8 By the end of the 1990's the long period of decline in the city centre was coming to an end and the physical, social, economic and cultural renewal of the central area was well underway.

3.3.9 The renewal process brought about the physical restoration of the area, resulting in the redevelopment of many derelict sites and refurbishment/renovation of buildings (public and private). New apartment schemes have been constructed

bringing a greater residential population to the area. However, in some instances historic fabric has been lost and some of the new buildings have failed to respect the historic character.

3.3.10 The challenge going forward will be to set out a policy framework that will plan and manage the post renewal period in manner whereby the social and economic regeneration continues in a manner that retains a vibrant inner city area but also that protects and enhances the special physical historic character of the area.

4.0 CHARACTER APPRAISAL - URBAN FORM & STRUCTURE

4.1 Introduction

4.1.1 This section describes the streets and spaces of the Architectural Conservation Area (ACA), including: the street pattern; the nodal points; the hierarchy of spaces, how they are used and the interrelationship between them; the layout of the property boundaries; and the relationship of buildings to each other.

4.1.2 The historic street layout and the relationship of built form to open space define the overall structure of an area. Within this structure, the urban grain including the plot size and the building line are important in establishing the pattern and density of development. This is a significant factor in guiding the scale and form of development.

4.2 Urban Form & Structure

4.2.1 The North Great George's Street & Environs Architectural Conservation Area is located on the north side of the River Liffey. The topography of the area is an important feature. Within the ACA, the contours rise steeply from Parnell Street to the south, to Denmark Street Great and Gardiner Place to the north, thus contributing to a varied urban form with areas of distinct character, despite an overall consistency in scale within the area. A notable feature of the special character of the ACA, are the 18th Century terraces stepping down along North Great George's Street, following the physical contours of the area.

4.2.2 A hierarchy of different scales of streets and spaces are evident across the ACA, with clear differences

between the wider primary arterial routes which define and bound the area to the north and south and the central narrower intersecting streets and connecting lanes. See Map 1 – Hierarchy of Streets and Spaces Appendix 2

4.2.3 The form and structure of the ACA is characterised by two linear, parallel, historic north/ south routes which are terminated by two historic east/ west routes, in a grid pattern form. The north/ south streets are North Great George's Street and Hill Street (including also part of Temple Street) which connect with the east/ west routes, Denmark Street Great and the western part of Gardiner Place and Parnell Street.

4.2.4 These important north/south and east/west routes are connected by the narrower, shorter laneways of the area which include:

- Rutland Place extending south from Denmark Street Great and running parallel to the rear of the west side of North Great Georges Street and returning west to exit on Cavendish Row/ Parnell Square.
- Bath Lane extending east from Hill Street and connecting with Grenville Lane, returning north and exiting onto Gardiner Place.
- Nerney's Court, a narrow passageway, leading north from Gardiner Place and returning west to exit onto Temple Street.

4.3 Historic Structure

4.3.1 This inner city area is the outcome of an expanding city that out grew the medieval city walls and spread eastwards in the late 17th and 18th Century.

4.3.2 The geometry and layout of North Great Georges Street was defined by the tree-lined avenue to Mount Eccles House from the south. The Street was completed by circa 1800, with a uniform terraced façade, broken only by the set back of the Mount Eccles mansion on the east side of the street.

4.3.3 By the early to mid-eighteenth Century the area was completely developed with a network of north/south streets and more minor routes, connecting the area to the city centre. The most important being Denmark Street Great, North Great Georges Street and Parnell Street to the south.

4.3.4 These principal routes were served by a series of laneways, which provide access to the historic mews to the rear of the principal structures on North Great George's Street west, Parnell Square east and Gardiner Place. Thus, from the mid-late 18th Century period, the land was progressively developed with tightly packed terraces of spacious, mainly residential, streets and laneways.

4.4 Block Structure

4.4.1 The ACA core structure is strongly characterised by two narrow, linear, rectangular blocks, approximately 400-500 metres in length and 50-60 metres in depth. These are set between Rutland Place to the west and Hill Street to the east, centred on North Great Georges Street and terminated to the north and south by the east/ west thoroughfares of Denmark Street Great and Parnell Street.

4.4.2 In addition, there are two small square blocks set fronting - north and south of Gardiner Place and an irregular shaped block sited on the north side of Denmark Street Great. The street pattern that was laid out over

250 years ago survives virtually unchanged, with no significant interventions in the urban structure. The grid of narrow and square blocks creates a generally permeable and legible structure within the ACA.

4.5 Street Form & Layout

4.5.1 The edges of the blocks along North Great Georges Street, Denmark Street Great (north-side) and Gardiner Place are lined mainly with long uniform terraces of predominantly four storey over basement structures set to the rear of the pavement. Parnell Street, Hill Street and Denmark Street Great (south-side) are also lined with uniform terraces and structures of one to four storeys in height at the perimeter, all creating a generally consistent building line. The streets are relatively spacious, ranging approximately 10-20 metres in width (with carriageway and flanking pavements). The ACA has a relatively strong sense of urban enclosure provided by this historic structure and streetscape.

4.5.2 This sense of enclosure is lost somewhat along Parnell Street, where the building height has been reduced, in certain sections to single storey. A number of the structures along Hill Street, west-side, have been increased in height by the addition of an extension at roof level, although this does not further emphasise the sense of enclosure, mainly due to the inconsistent building line on the east side of this street.

4.5.3 The considerably narrower laneways are addressed by structures of varying scale and heights, from small scale historic single storey structures, to four and five storey modern rear extensions. This lack of uniform frontage can create a strong sense of enclosure i.e. at the north end of

Rutland Place to a complete lack of enclosure such as along Bath Lane, where the streetscape is strongly degraded.

4.5.4 Internally, the blocks have been sub-divided in the traditional manner of narrow, linear plots, which creates a fine grain and a dense form of development. The structures are largely uniform, present a sense of regularity and create a vertical rhythm to the streetscape. This is a significant and defining characteristic of North Great Georges Street, Gardiner Place and sections of Parnell Street, in particular.



Figure 10 – Uniform North Great George’s Street townscape broken by the reduced scale of no. 44

4.5.5 The east and west sides of the blocks along Hill Street have been redeveloped. The larger blocks do not conform to the narrow plot width and accordingly, the street frontage has a poorer sense of vertical rhythm. Due to the variety in scale and form, there is little sense of regularity or vertical rhythm to laneways. A broader building plot is also notable on Denmark Street Great.

4.5.6 The block terraces have largely uniform building lines although there are important examples of staggered building lines and set-backs at certain points, most notably along Parnell Street and Hill Street, where the front threshold of the structure extends forward into the public street respecting the historic building line.



Figure 11 – No. 139 Parnell Street – staggered building line creating variety and interest in the historic street frontage

4.5.7 The urban streetscape is largely characterised by public streets and spaces that have strong active frontages and natural surveillance. This is most notable along Parnell Street. The laneways do not have strong active frontage and thus often lack natural surveillance.



Figure 12 – Rutland Place - historic mews lane at the rear of North Great Georges Street west-side

4.5.8 The historic form and structure of ACA has been eroded to some extent along Hill Street where, through piecemeal 20th and 21st Century redevelopment, the narrow plot has been amalgamated, introducing larger scale blocks, with larger floor plans thus resulting in a failure to enhance the fine grain, the vertical rhythm or the vitality of the streetscape. The street is characterised largely by a one sided terrace on the west side and shorter blocks on the east side, which also include the historic St. George's Tower. The street lacks uniform frontage and has poor natural surveillance. There is a lack of pedestrian activity and vibrancy along the street.

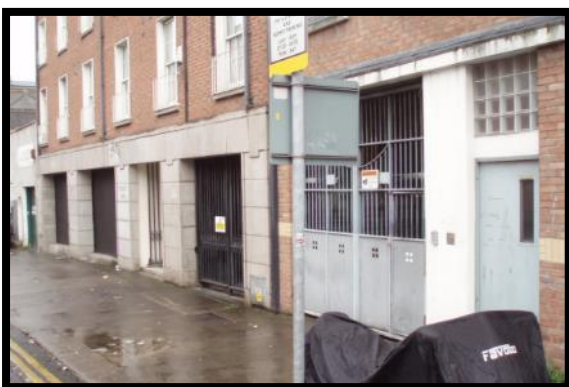


Figure 13 – Gated vehicular accesses creating a lack of vibrancy at ground frontage Hill Street



Figure 14 – Children's play area – St Georges Tower Hill Street

4.6 Public Open Spaces & Landscaping

4.6.1 A notable feature of the ACA are the few areas of public open space, soft landscaping and planting. However, there are important public open spaces adjoining immediately to the east and west at Mountjoy Square and Parnell Square respectively. Within the ACA, there is an important children's play area at St. George's Tower on Hill Street. The soft landscaping of the area is characterised by a number of urban street trees, along the south end of North Great Georges Street and six mature trees within the curtilage of St Georges Tower. The relative lack of tree cover in the ACA, means these features make a special contribution to the special character of the area.



Figure 15 – Urban trees – St. Georges Tower, Hill Street

4.7 Hierarchy, Movement & Uses

4.7.1 As noted above, the Architectural Conservation Area has defined three categories of routes or spaces.

4.7.2 Parnell Street as the primary route in the area, is an important thoroughfare that defines the area. This primary route is heavily trafficked. It is in places up to 18 metres in width.

4.7.3 The secondary routes - North Great George's Street, Hill Street and part of Temple Street, form the main circulation routes through the area. These routes are principally residential, with a mix of commercial and institutional uses. These streets generally have two way vehicular flows, on street parking, and have typical widths between 10-19 metres. Hill Street is 15m wide at the Gardner Place junction and narrows down to 9m at the Parnell Street junction.

4.7.4 The tertiary routes are mainly the lanes sited at the rear of the main

frontages of the blocks onto the primary and secondary routes. They have typical widths of 4/5 metres.

4.7.5 Despite the busy nature of this inner city area, there are no major or principal nodal points for either pedestrian or vehicular movements within the ACA. However, a key node in the ACA is the crossing with Denmark Street Great, Gardiner Place, Temple Street and Hill Street.

4.7.6 The area renewal process has resulted in the removal of much of the vehicular traffic from North Great Georges Street with the narrowing of the carriageway at the southern junction with Parnell Street restricting access at this point. Parnell Street remains a heavily trafficked main east/west route across the central area, despite initiatives by the City Council to reduce space available to private vehicles and to prioritise public transport and cycling. The pedestrian environment remains unattractive and hazardous at certain points such as crossing points or narrow pavements principally along Parnell Street. There is a considerable amount of vehicular on-street pay parking throughout the ACA, and a large off street car parking facility serving Belvedere College off Temple Street.

4.7.7 There are two cycle lanes in the ACA, both on Parnell Street. There are bicycle parking facilities sited throughout the area mainly on public pavements i.e. Parnell Street, Gardiner Place and a Dublin Bike bay on Denmark Street Great. Parnell Street also serves major bus routes to and from the city centre and accordingly there are bus stops, east and west bound, sited along Parnell Street.



Figure 16 – Bicycle Parking – Gardiner Place

5.0 CHARACTER APPRAISAL & LANDUSE

5.1 Overview & Appraisal

5.1.1 Land uses contribute significantly to the character of the Architectural Conservation Area. These not only have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere, function and use of the public spaces and streets. Map 2, Appendix 2 indicates the land use mix in the area.

5.1.2 North Great Georges Street & Environs is a compact urban area developed primarily in the later 18th Century with periods of rebuilding during the 19th and the late 20th and early 21st centuries, providing for a great variety in land uses. The historic use character of the North Great Georges Street area has varied considerably over the centuries from principally residential use in the form of merchant and settler's mansions, to a more mixed use residential, commercial and institutional character, centred on North Great Georges Street. New land use forms such as cultural and commercial recreational uses have moved into the area, bringing a renewed vitality and vibrancy.

5.1.3 The principal land uses accommodated in the area can be classified broadly under the categories of residential, cultural, commercial recreational, retail, educational and institutional uses. The historic mixed-use character of a strong resident population component with adjoining commercial use, largely remains at present and contributes greatly to the intrinsic richness of the land use and physical character of the area. The nature of the commercial uses varies in

type, with retail and commercial office use at ground level and residential use mainly at upper floor level on the commercial streets. Many of the buildings provide small and versatile accommodation, often with one building occupied by a number of small businesses. This mix and variety of small-scale uses makes an important contribution to the character of the area.

5.2 Residential Character Appraisal

5.2.1 Residential use is a prominent feature of the area's historic mixed land use character and that physical form remains in the 18th Century terraced townhouses.

5.2.2 The area's 20th Century renewal resulted in the provision of several large infill residential developments, including the City Council units at Grenville Street/ Hill Street and more recent residential schemes along the west side of Hill Street.

5.2.3 Despite the strong growth of commercial and recreational uses, the area retains a strong and predominant residential character of mixed tenure. According to census data, the population for the ACA is an estimated 2,000-2,500 persons. The census indicates that 79% are usually resident. This figure is considerably less than the City average of 96% and visitor numbers in the area are approximately 20%. This an important inner city community, with much of the area zoned objective Z1 to protect, provide and improve residential amenities in the City Development Plan.

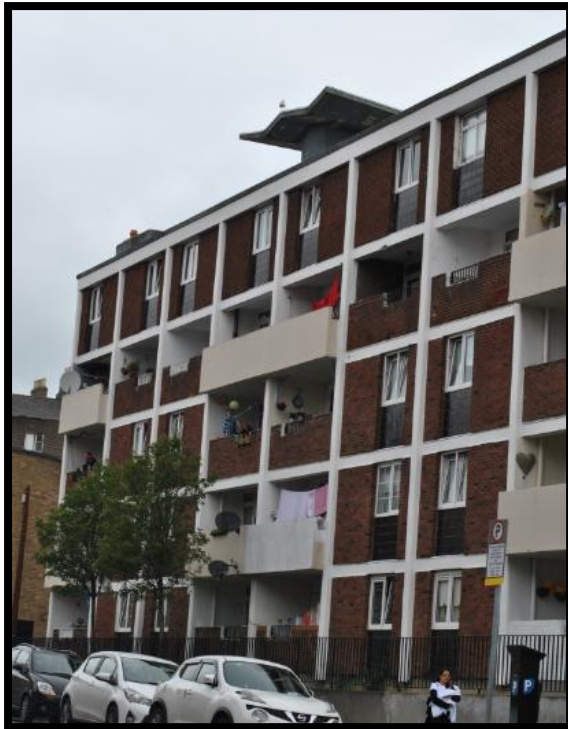


Figure 17 - 20th Century City Council residential development, Hill Street

5.2.4 It is noted that the CSO figures for the area indicated an increase in population from the 2011 Census in excess of 20%, a trend that significantly exceeds the 5% increase for the City-wide population over this period. The Census returns also indicated an increase in the number of families and the number of single person households in the area, in the range of 5-7%.

5.2.5 In terms of the residential stock, apartments are well distributed throughout the area and sited mainly at upper floor level. The census returns indicated a substantial increase in the number of apartments in the area over the last census period. The original residential form of the townhouse is no longer predominant but does remain an important housing type in the area.

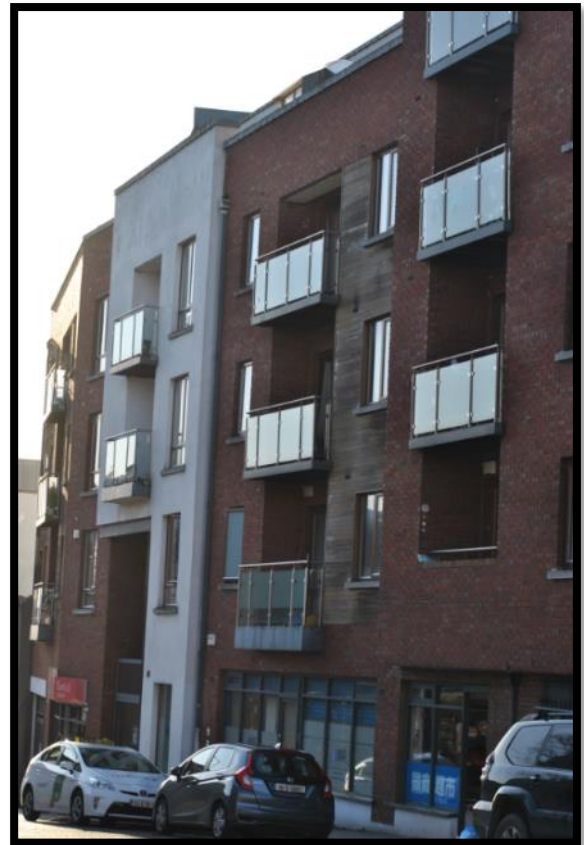


Figure 18 - No. 43-48 Hill Street – residential use in an area with strong commercial function

5.2.6 The low levels of vacancy indicates strong competition for floor-space within North Great George's Street & Environs ACA. There is demand from other uses and functions. However, it is clear that there is a strong growing population in the area and consequently a strong demand for residential accommodation, including requirements for both family and single person households. This growing residential community is sustained and fostered with important local public services, i.e. health facilities, schools, Garda, Post Office, all of which are sited within or in close proximity to the area. The area has, therefore, retained the historic residential character and this community is growing. The protection and enhancement of the residential character of the area is a key planning objective of the ACA.



Figure 19 - No's 4-14 Denmark Street Great – Belvedere College

5.3 Educational and Institutional Character Appraisal

5.3.1 There is a strong tradition of religious and educational institutional use locating in the area, dating back to the 19th Century. The most significant institutional use within the ACA is Belvedere College SJ, a religious and educational institution on Denmark Street Great since 1841. The structures to the east of Belvedere House, no's 7-14 Denmark Street Great were demolished from the mid-20th Century onwards to facilitate the expansion of the school. In more recent times, important state institutional uses such as the HSE facility has occupied no. 44 North Great George's Street. These remain important structures and uses within the ACA.

5.4 Cultural & Commercial Recreational Character Appraisal

5.4.1 Recreational uses can be classified under two main categories, cultural uses such as cinema, galleries, theatres and commercial uses such as

restaurant, hotel, hostel, night-club etc. They contribute to the mixed-use character of the area.

5.4.2 The City's historic core is recognised as a focus for entertainment and leisure uses. These perform an important function in sustaining the vitality of the urban economy. The wider area has a strong mix of uses that include cultural, commercial and recreational use.

5.4.3 The ACA has a limited yet significant cultural character, with strong literary references to James Joyce & *Ulysees*. The *James Joyce Cultural Centre* is located at no. 35 North Great George's Street.

5.4.4 The recreational commercial character is strong within the ACA. There are a number of 19th and 20th Century hotel conversions of the former 18th Century townhouses. Barry's Hotel on Great Denmark Street has been in hotel use since circa 1888. The corner building at no's 1-3 North Great George's Street has also been converted to hotel use. These structures have been amalgamated and extended resulting in a large facility in excess of 90 no. rooms. There are also similar but smaller hotel conversions on Gardiner Place.



Figure 20 – Late 19th Century Hotel conversion Barry's Hotel, no's 1-2 Denmark Street Great

5.4.5 The area, therefore, retains a strong capacity for visitor accommodation, with an estimated 500 visitor bed-spaces in the area. There is ongoing demand for these uses in the City. However, it is of concern that the demand for visitor accommodation can have the negative consequence of reducing lands and sites that might be purposeful for residential accommodation. The conversion and subsequent extension of historic buildings to commercial recreational use can also in some instances be detrimental to the historic fabric of these structures.

5.4.6 There is also a strong and growing mainly commercial recreational use along Parnell Street based around the location of mainly Asian restaurants. The importance of these to the economic diversity of the

area are recognised. The traditional mixed-use character of this retail street should be protected.

5.4.7 Recreational commercial uses require careful management in order to create an attractive and vibrant area that co-exists successfully with neighbouring residential uses. It is important, therefore, that any expansion of recreational uses takes place in a manner that is not seriously detrimental to the surrounding residential character. Thus uses which make a positive contribution to the character, function and appearance of the area and ensure its long-term viability will be promoted.

5.5 Commercial Character Appraisal

5.5.1 The ACA has a strong commercial use character, which is evident in the remaining warehouse structures and functioning commercial uses sited throughout the area but notably on Hill Street and the laneways, Nerney's Court, Rutland Place and Bath Lane. The commercial structures at these locations were mainly used as commercial light industrial workshops or stores by merchants and various manufacturers. The structures are not considered to be of special significance but they reference the commercial character of the area. This use character is increasingly however, being converted to residential use, particularly along Hill Street. Nerney's Court is the exception in this regard, remaining mainly in commercial office use, whilst there is also a notable commercial office use along North Great George's Street.

5.5.2 The importance of the historic small-scale commercial uses throughout the ACA to the special character and economic diversity is recognised and thus these uses should

be protected, particularly where there is no serious detrimental impact to the surrounding residential character.



Figure 21 - No's 40-42 Hill Street – 20th Century light industrial and warehouse building character

5.6 Retail Character Appraisal

5.6.1 Shops make an important contribution to the character of the Architectural Conservation Area and to its vitality and daytime economy.

5.6.2 Parnell Street is a Category 2 Street. Certain retail uses i.e. bookmakers are considered on their merits, whilst other non-retail uses i.e. pubs, cafes are considered favourably.

5.6.3 There are limited pockets of retail use to be found throughout the Architectural Conservation Area, most notably along Parnell Street. Parnell Street remains, like a number of other streets in the area, a busy and thriving retail and commercial recreational

thoroughfare. This street is noted for its small-scale independent shops.



Figure 22 - Parnell Street – retail frontage

5.6.4 The ACA also includes a more limited and dispersed retail function most notably along the south side of Denmark Street Great. Retail uses and other support services such as GP surgeries, solicitors, post offices etc. are essential to the creation of sustainable communities.

5.7 Vacant Lands

5.7.1 Whilst there are some vacant sites within the ACA, in general terms they are limited, indicating strong competition for floor space in the area. Vacancy is most evident along Parnell Street and Denmark Street Great and at the rear lanes. Vacant sites represent a loss of resource to the City and thus is a negative feature to be addressed in regard of the ACA character enhancement.

6.0 CHARACTER APPRAISAL - TYPES & PERIODS

6.1 Introduction & Overview

6.1.1 This section sets out the historic and architectural qualities of the buildings and the contribution they make to the character and special interest of the North Great George's Street and Environs ACA.

6.1.2 There are a great variety in buildings from over the four centuries throughout the ACA, with sections of 18th Century terraces to new 21st Century infill structures. The ACA retains a strong 18th Century building core with terraces of former 18th Century townhouses. These structures are located predominantly on North Great George's Street, Denmark Street Great and Gardiner Place. Map 3, Appendix 2, indicates building ages throughout the ACA. Map 4 indicates Buildings of Significance.

6.1.3 This variation in age and type is thus reflected in the variety of townscape and building features with variations in scale, width and vertical rhythm found throughout the ACA. The design of many structures and terraces is often unique so that particular features seen on one group may not appear on another.



Figure 23 – St. George's Tower, Hill Street

6.2 18th & early 19th Century Streetscape & Building Character

6.2.1 One of the earliest remaining structures in the ACA is that of St. George's Tower on Hill Street, built of stone in gothic style. Founded in 1714 by Archbishop King and John Eccles the church, which was to the east of the tower, was demolished in 1894. Only the church tower, graveyard and stone wall and railings boundary remain. The graveyard was converted to a playground in more recent history, but many of the tombstones remain upright at the edges.

6.2.2 The 18th Century and early 19th Century buildings contribute significantly to the special historic character of the ACA. The building methodology of this period reflected the vertical nature of an individual structure within a horizontal framework of a

terrace. The proportions of door and window openings all emphasised the vertical, as did those of the door panels and the window-panes. The vertical emphasis of the individual structures was however, subordinate to the horizontal lines of the long terrace. The vertical lines were rarely continuous from roof to ground whilst horizontal cornices, parapet lines and roof lines were often consistent along the length of the terrace. A fine balance was, therefore, created between the length and the height of a terrace. This is a key historic characteristic of the ACA streetscape.



Figure 24 – Important late 18th Century terraced streetscape North Great Georges Street – east-side

6.2.3 The significance of vertical details is increased when the building line adjoins or is set close to the rear of the pavement. Where the structure is entered directly from the street or over basement areas, the ground floor elevation details are prominent to view. Where a longer view of any group is available, the importance of continuous details is emphasised. This is particularly the case along the highly significant streetscape of North Great George's Street, Gardiner Place and part of the north side of Denmark Street Great, with the particularly distinctive vertical rhythm. The cornices, parapets, roof lines, chimneys and repeated ornamentation are all seen in the context of a group of buildings rather

than in isolation and are a significant characteristic of the ACA.



Figure 25 - Late 18th Century terraced buildings – no's 7-8 North Great George's Street

6.2.4 North Great George's Street, is comprised of 48 townhouses, laid out in three terraces, with two external corner end houses at the Denmark Street Great junction. In total, 37 of the original houses survive and there are, 5 two bay, 41 three bay, 1 four bay and 1 seven bay, townhouses. On Gardiner Place, there are a further 19 late 18th Century structures surviving, no's 1-10 (north-side) and no's 27-35 (south-side), comprising 12 three bay and 7 two bay townhouses. Accordingly, these streets and Denmark Street Great (north) retain a strong sense of uniformity.

6.2.5 Virtually all of these 18th Century structures, which were the homes of the professional and merchant middle and upper classes, survive intact today. However, the block comprising no's 29-

34 North Great Georges Street were demolished during the 1980's due to their dangerous condition. The block section, no's 22-25, was also rebuilt in the late 20th Century. The rebuilding of these structures was in accordance with a policy of reconstruction, designed as a replica of the original. The internal layout however, sought to accommodate multiple dwelling units.

6.2.6 Other fine examples of surviving houses from this period are found on Denmark Street Great. On the northern side of the street 14 plots were laid out, the most significant being no. 6, known as Belvedere House. This structure is larger in area and positioned prominently to face south down North Great Georges Street. No.'s 1-5 extend west to continue the terrace with Gardiner's Row and no's 7-14 extend eastward to the corner with Temple Street. Although much of Denmark Street Great was rebuilt, altered or amended during the 19th and 20th centuries, the most complete 18th Century block on the north side of the Street adjoins Gardiners Row. No's 1-3 retain a fine red brick facade rendered with quoins, architraves and parapets.

6.2.7 The terraced character of Denmark Street Great is broken with the detached landmark structure Belvedere House. Constructed in 1776, with symmetrical façade, cut stone at ground floor level and red brick to the upper floors and a highly significant interior by the stuccodore Michael Stapleton, it has been in educational use since 1841. The structures to the east, have been demolished to facilitate the expansion of the school.



Figure 26 – Late 18th Century – no. 6 Denmark Street Great – Belvedere House

6.2.8 The predominant and consistent **building height** of the original 18th Century structures is 4 storeys over basement. They are constructed on a standard narrow, linear plot approximately 9 metres in width by 55 metres, with mainly 2 and 3 bay townhouses. They are relatively large-scale residential buildings at approximately 550-600 sq. m. over five floors. Some of the structures have been extended to the rear. The original linear plots were sizeable and, therefore, the mass and bulk of some structures has been greatly increased for example, no's 1-3 North Great George's St. However, many buildings retain the original scale and form with modest rear extensions.

6.2.9 In terms of **building materials**, the surviving structures from this phase of the ACA's development generally consist of flat-fronted terraced houses constructed principally of brick, red and brown in colour, laid in Flemish bond with a lime mortar. A number of these structures, such as no's 1-3 North Great George's Street have been rendered and all basements are rendered or stone finish. The structures are largely intact without major alteration at ground floor (such as incorporating a shopfront) and with simple detail to the upper floors.

6.2.10 The **window** opes display a vertical emphasis and are recessed, timber sliding sashes, set under splayed canted soldier course heads and stone cills. These opes have elegant proportions following the typical 18th Century hierarchy, diminishing in height above first floor level, from 9-over-6 sashes at ground and first, 6 over 6 at second floor and 3-over-3 sashes above. A number of properties have cast iron balconies/ cages at upper floor level with decorative iron-work.



Figure 27: Nos 48 & 49 North Great Georges Street – matching stone door surrounds with the use of the Tuscan order

6.2.11 The variety in the 18th Century townscape is most clearly visible in the range of detailing most particularly to **doors and doorcases**. Whilst certain original material has been replaced, in the main, the structures are approached by a granite stepped entrance and platform. They typically have tripartite entrance doors set within arched openings, with timber panel doors in a variety of designs and large semi-circular fanlights and sidelights. All structures have open basement lightwells and are set back behind a variety of cast iron railings and gates, with a mix of metal and stone steps

leading to this level. Figure 28, is an example of one of the grandest doorcases and iron railings on the street, complete with newel posts and modern lamp standards. It has a large concave archivolt decorated with paterae, swags and confronted sphinxes, a decorative panelled door in a timber door surround, with intricately detailed fanlight and side-lights, with stone threshold and wrought iron lamp standards and railings.



Figure 28 - Late 18th Century Building - No. 38 North Great Georges Street with typical fenestration pattern above decorative timber door and surround

6.2.12 Roof profiles are fundamental to the character of any building or group of buildings and as such, contribute to the character and appearance of the Architectural Conservation Area. The roofs of these 18th Century structures are pitched and set behind a stone parapet cornice, a number of which have been rebuilt over the years. Alterations at roof level including extensions, telecommunications equipment and roof plant can have a negative impact.

6.2.13 A number of the front elevations also retain their cast **iron rainwater goods**, with decorative hoppers.

6.2.14 The 18th Century townscape is characterised by its regularity, symmetry and repeated fine detail. Some of the best concentrations of 18th and early 19th Century townscape in the City can be found in the ACA, particularly along North Great George's Street and Gardiner Place. Accordingly, many of these structures are also included on the Record of Protected Structures. Many of the townhouses also display interesting features including highly significant details internally such as plasterwork and panelling.

6.3 Lanes & Mews Building Character

6.3.1 Beyond the rear yards of the main 18th Century townhouses are the mews or stable blocks, accessed by laneways such as Rutland Place. Whilst the townhouses were the principal building type for the 18th & 19th Century period, the mews buildings associated with these houses were also generally significant. They were typically small scale, mainly two storeys in height and they relate to the plot width of the principal building to which they are associated.



Figure 29 – Mews structures Rutland Place



Figure 30 – The mews lanes streetscape Rutland Place



Figure 31 – Bath Lane - The mews lanes degraded streetscape

6.3.2 There are a few examples of mews type structures remaining in the ACA. The majority of the mews buildings have been substantially redeveloped, often with structures of greater height and scale. These more modern structures often retain few of the characteristics of the original mews

buildings. These structures are generally of mixed quality and sensitivity. Some are considered to make a negative contribution to the ACA. The inconsistent and degraded mews streetscape often contrasts sharply with the uniformity and vertical rhythm of the 18th Century terraces.



Figure 32 - New three storey development onto Rutland Place to rear of no's 1-3 North Great Georges Street



Figure 33 - Four storey structure onto mews lane Nerney's Court

6.4 19th Century Period Building Character

6.4.1 The mid to late 19th Century period was a period of renewed prosperity for the City and one which

saw the construction of many replacement buildings in the area. These buildings ranged from small-scale infill developments to larger scale commercial buildings.



Figure 34 - Late 19th Century Building - No. 14 Denmark Street Great

6.4.2 The majority of 19th Century development in the area took place in the latter part of the century and were mainly small-scale redevelopments of single or double 18th century plots with a standard design.

6.4.3 Whilst, the 19th Century introduced many changes into the area, the height and proportion of the buildings of this period varies little, from the 18th Century development, with most buildings being three to four storey over basement. The period did not introduce grander scale structures as was the case in other parts of the city. There was use of distinctive materials such as bright red brick, sash windows and decorative corbel details. The structures often have the

appearance of single houses and in general, they are well integrated within the 18th and early 19th Century townscape. They tend to be standard brick buildings with little embellishment and this has resulted in a modest 19th Century building character within the Architectural Conservation Area.



Figure 35 – Variety in building period (19th-20th Century) and scale found along Parnell Street

6.4.4 Other notable examples from this period in the area include no's. 14-16 Denmark Street Great, dating from c1900.



Figure 36 – No's 98-99 Parnell Street earlier 18th Century structures refaced in the 19th Century

6.5 Early 20th Century Building Character

6.5.1 There are a number of important early to mid-20th Century structures sited within the ACA, which contribute to the special character of the area. The building character during this period became more simple in detail, moving away from the more elaborate and decorative character of buildings of the mid to late 19th Century period.



Figure 37 - No. 44 North Great Georges Street early 20th Century infill structure with date stone for 1920

6.5.2 A notable infill example from this period sited along North Great George's Street is no. 44 constructed in 1920 to replace Eccles Mansion. It is presently in use as a HSE facility.



Figure 38 - Rourke's Bakery No. 138 Parnell Street mid-20th Century structure

6.5.3 Another important example from this period includes the small-scale infill structure at No. 138 Parnell Street. Formerly Rourke's Bakery which occupied an earlier four-storey terrace structure, the front façade was rebuilt in the modernist style to the designs of the architect Michael Scott, dating from 1943. The structure has a centralised window feature, steel glazing bands and bevelled stone surround and red brick at upper levels. The shopfront has however, since been altered. This structure typifies the move away from traditional form and design to modernist styles, with a mix of art deco and modernist detailing, including the use of

metal to the windows but also using the vernacular materials such as red brick.

6.5.4 There are also important 20th Century residential buildings in the ACA constructed by the City Council, largely to address the issue of poor housing condition in the city during this period. One notable example is the Alfie Byrne House complex, part of which fronts onto Hill Street and is constructed in the modernist style.



Figure 39 - Alfie Byrne House corner of Hill Street and Grenville Street 20th Century residential structure

6.6 Late 20th - Early 21st Century Character

6.6.1 There was extensive demolition recorded over the last decades of the 20th Century, although in some instances facades were retained. This has facilitated and resulted in a considerable legacy of late 20th Century and early 21st Century buildings. These buildings are located throughout the Architectural Conservation Area, with a mix of commercial and institutional buildings but mainly residential structures.



Figure 40 - Late 20th Century rebuilding of no's 29-34 with replica 18th Century style façade

6.6.2 As noted previously, a number of existing buildings were demolished and pastiche reconstructions developed during this period.



Figure 41 - Junior House No. 7-9 Denmark Street Great mid-20th Century replica structure

6.6.3 An earlier example of this practice dating back to the mid twentieth

Century period, can be found on Denmark Street Great adjacent to Belvedere College. No's 7-9 were demolished and replaced by the structure known as Junior House, which was also erected as a replica of the existing pattern and style of development.



Figure 42 - No. 9-14 Science & Technology Wing Denmark Street Great early 21st Century structure

6.6.4 As well as many smaller scale structures of some interest, this period has left a legacy of some of the largest, most prominent structures in the area. On a larger scale and occupying the extensive and prominent corner site of Denmark Street Great and Temple Street is the Belvedere College Science & Technology Wing which dates to 2004. It presents a strong horizontal emphasis that has a decisive and definitive impact on this part of the street, dominating the surrounding area and contrasting strongly with the historic built form.

6.6.5 Also dating to the early 21st Century, is the O'Reilly Theatre block on Temple St. It presents a recessed ground floor and red brick curtain wall to the streetscape.



Figure 43 - O'Reilly Theatre building Temple Street early 21st Century structure with brick curtain wall to streetscape elevation

6.6.6 Within the ACA, there are a number of smaller scale, late 20th Century and early 21st Century buildings, many of which are sited along Hill Street. These recent developments include a range of small office and residential structures. They vary in style and finish and generally occupy one or two plots but can extend up to 5-6 plots. Heights vary and are up to five storeys. These structures are of varying quality and some do not relate well in terms of detailed design, materials and proportions. The poor detailing is particularly notable on Hill Street where poor finishes and extended vehicular accesses at ground level has in some

instances resulted in a lack of vibrancy at street level.



Figure 44 - Late 20th early 21st Century streetscape, lacking vertical rhythm or coherent townscape – Hill Street

6.6.7 One of the 20th Century smaller scale and more eclectic structures is that of the National League of the Blind, also sited on Hill Street. The lack of windows opens at ground floor however, presents a lack of engagement to the streetscape.



Figure 45 - Early 21st Century– National League of the Blind, Hill Street

7.0 CHARACTER APPRAISAL - BUILDING FEATURES

7.1 Introduction

7.1.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from items such as boundary treatments to signage. Individually and collectively they contribute to the overall quality of the streetscape as well as enhancing individual areas of character within the City.

7.1.2 The effect of incremental, small-scale change within an ACA can have serious detrimental impact to the historic character, particularly when it involves the loss of key architectural features such as windows and doors, chimneys, roof covering etc.

7.2 Doors & Entrances

7.2.1 The focus of the main façade of most buildings is the front door and surround. These vary in form throughout the Architectural Conservation Area. Doors are often replaced needlessly and inappropriately, resulting in a loss of the character to the area when repair and retention is feasible and desirable. The type of door can often be a clue to the original age of a property.

7.2.2 Door design is varied, the historic form being largely timber panelled and often moulded. The historic door and entrance structure often have a transom light or fanlight above and are positioned within either pilaster surrounds, plain brickwork or stucco reveals.

7.2.3 The variety in the townscape is clearly visible in the range of detailing to

doors and doorcases. There are many fine surviving examples of 18th Century houses with stone doorcase, typical of the period.



Figure 46 - No 46 North Great Georges Street – elaborate fanlight and sidelights to 18th Century townhouse

7.2.4 The fanlight is also an entrance feature characteristic of the ACA, and are many fine examples in the ACA particularly along North Great Georges Street.



Figure 47 – No. 6 Denmark Street Great – splayed granite stepped entrance to 18th Century townhouse

7.2.5 The steps leading to the front entrance doors are also a characteristic

of part of the Architectural Conservation Area, often using large stone granite slabs. The original structure of thresholds, platforms, railings, bootscrapers have been retained adjacent to a small number of doorways noticeably along North Great Georges Street.



Figure 48 – No. 41 North Great Georges Street entrance doorway with sidelights, fanlight & iron gates

7.2.6 Door furniture refers to items such as handles, locks, escutcheons, catches, hinges, letterboxes and knockers. All of these features contribute to the interest and significance of historic doors. The door case itself can include associated items such as bell pulls or bell pushers, lanterns and boot scrapers. Original items should be retained wherever possible.

7.2.7 Existing or replacement styles of doors in the ACA very often do not reflect the architectural style in which they are set. In addition, the materials used such as large plate glass with aluminium surround or uPVC do not protect or enhance the character of ACA.

7.2.8 The introduction of modern security features to the front of entrance doors, such as roller box shutters or

wire mesh can seriously detract from the character and appearance of the Architectural Conservation Area.

7.3 Windows

7.3.1 When looking at a building there are few features which are as important to the character and appearance as windows. Attractive, well-maintained, historic windows contribute greatly to the historic and architectural interest of an area.

7.3.2 There is a varied or mixed window form in the Architectural Conservation Area. The traditional timber sash with vertical opening is however, the predominant historic window form. The windows of many of the 18th and 19th Century structures are recessed timber sliding sashes, often set under soldier course heads and over stone cills, with elegant proportions following typical hierarchy of the period, diminishing in height above first floor level. There are a many fine examples in the ACA.

7.3.3 However, replacement uPVC or aluminium casement windows are relatively common across the ACA. The replacement of traditional windows can have a seriously detrimental impact on the character and appearance of the area as a whole.



Figure 49 – No. 134 Parnell Street
 Inappropriate replacement upvc or aluminium top hung windows at upper floor levels – breaking the vertical rhythm of the 19th Century streetscape



Figure 50 – No. 7 North Great George's Street – red and brown brick frontages

7.4 Front Elevation – Materials & Detailing

7.4.1 The materials used in the construction of historic buildings within the Architectural Conservation Area are either, natural ones such as stone and slate or traditionally manufactured ones such as brick, stucco and glass. Their original method of manufacture results in a finish that is typical of traditional building materials. The imperfections in cylinder glass and folds or wrinkles in hand made bricks, along with the natural process of aging and weathering, give the buildings their authentic historic character that makes the Architectural Conservation Area special.



Figure 51 - Belvedere College – use of stone to ground level frontage

7.4.2 The traditional materials used in the North Great George's Street & Environs ACA include:

- Brick – red, brown and yellow - the most predominant building material in the ACA.
- Stone – mostly granite but also limestone and used as dressings to buildings, steps, paving slabs and coping stone to walls.
- Stucco – to building frontages, gable walls also predominant in the ACA.
- Lime (mortar and stucco).

- Slate and lead to roofs.
- Painted timber to windows, doors and shopfronts.
- Terracotta for ornamentation, facing and chimney pots.
- Glass plain and coloured.
- Granite setts to street road and kerb stones.

7.4.3 Some fine examples of stone dressing and carving in the City can be found within the ACA, notably Belvedere College at no. 6 Denmark Street Great of limestone, and modelled on the architecture of the Venetian Palaces, with impressive carved detailing that includes cornices, window, door surrounds and chimney stacks.

7.4.4 There are notable and fine brick facades including sections of the 18th Century streetscape at North Great George's Street, Gardiner Place and Denmark Street Great.

7.4.5 The ACA also includes works of stucco ornamentation which was often added to disguise failing brick facades, significant examples include no's 1-2 North Great George's Street and no's 1-2 Denmark Street Great. There are also notable individual works and motifs which appear throughout and enhance the character of the ACA such as the plaques and medallions to facades at no. 143 Parnell Street.

7.4.6 The 20th Century witnessed the introduction of new building materials into the ACA. A mid-20th Century example being the former Rourke's Bakery at no. 138 Parnell Street which introduces steel glazing bands and bevelled stone surround and is now an important and integral part of the streetscape.

7.4.7 The loss of specific decorative building materials such as historic brick

detailing can affect the overall character of the ACA and is often the unforeseen result of other works. In the repair of existing materials, best practice is required.



Figure 52 - Decorative stucco panel and quins at corner of Parnell Street & North Great George's Street

7.5 Roofscape

7.5.1 The historic rooflines and their chimneys are a distinctive feature of the streetscape and, as such, make a significant contribution to the historic and architectural character and appearance of the Architectural Conservation Area.



Fig 53 – North Great George’s Street – Typical 18th Century terraced roofscape – pitch roof concealed behind uniform stone parapet

7.5.2 The late 18th Century houses in the area have slated pitched roofs and the skyline is filled with a multiplicity of brick and rendered chimney stacks. There remain a number of historic roof forms. Their key features include: the original plain pitched, hipped, double pitched roofs, with ridge parallel to the street and often set behind parapets concealing much of the roof from view thus minimising its impact on the scale and proportions of the façade. The original materials include slate and lead and the original details include stucco/brick cornices, eaves details, chimney stacks and pots.

7.5.3 One of the most common roof types in the ACA is the plain pitched roof, which are mostly slate covered and set behind a stone parapet level. They are often contained by large brick or stucco chimney stacks with clay pots. Some notable examples are found on Denmark Street Great and Gardiner Place (no. 35), where the principal building types of the 18th and early 19th Century townhouses are centrally located. Modifications to the roof profile along these streets would disrupt the unity of the group and the historic

roofscape and are, therefore, unlikely to be acceptable.



Fig 54 – No. 14 Denmark Street Great - 19th Century roofscape with hipped end roof and brick chimney stack with pots

7.5.4 Some 20th Century development in the ACA is out of scale with the adjoining townscape; such examples are seen along Hill Street. There are also a number of unsympathetic later roof extensions and alterations including telecommunications equipment and roof plant which can have a negative impact on the historic character. Smaller scale alterations such as building between chimney stacks which removes their dominance and their verticality; adding rooflights to important plains; adding clutter including satellite dishes, aerials or other structures can also have negative impacts.

7.5.5 There are sections of particularly good unaltered roofs such as North Great George’s Street and Gardiner Place. Therefore, great care needs to be taken to ensure that alterations at roof level (as with other architectural elements), are carried out in a manner which conform to the design of the structure and others in the group/terrace of which they are a part.

7.6 Shopfronts

7.6.1 The character of a street is largely determined by the design and detailing of the individual buildings. The shopfronts and signage, therefore, play an important role in the streetscape of commercial streets in the ACA and in particular on Parnell Street and Denmark Street Great.

7.6.2 The character of these streets is defined by a variety in shopfront styles, which provides a vitality to the area. Historic shopfronts and well-designed contemporary ones, are of great importance in contributing to the character and appearance of both individual buildings and the Architectural Conservation Area as a whole. The quality of the shopfronts in the ACA is varied, many are not original, whilst some structures have retained original surrounds but have poor quality materials or detailing to their frames. The character of individual buildings and the wider architectural conservation area can be negatively impacted by inappropriate alterations and insensitive shopfront design.

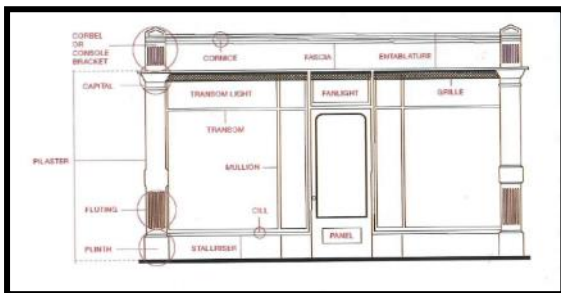


Figure 55 - Traditional shopfront elements

7.6.3 The traditional shopfront is often set within the framework of classical elements of pilasters, timber columns and a frieze incorporating a narrow fascia, usually topped by cornice, console brackets, stallrisers, terrazzo entrance floors, recessed doors as well as other historic details characteristic of

historic frontages, such as steps, signs, blinds, letter boxes etc.. The materials used in traditional shopfronts were usually wood, brick, stone and occasionally iron work.



Figure 56 - No's 20-21 Denmark Street Great - A fine 19th Century timber shopfronts which are shown on photo from the Lawrence Collection of the street in a late 18th Century structure

7.6.4 A number of good quality historic shopfronts survive in the ACA, although these often have been the subject of repair. These include a number of fine 19th and early 20th Century examples often with carved details in both timber and stone, such as no's 20-21 Denmark Street Great and are embellished with carved brackets and cornices. These historic timber shop frontages are of historic and architectural interest and make a strong contribution to the special character and appearance of the ACA.

7.6.5 There are a quite a number of modern shopfronts throughout the area, of varying quality. There are a number of contemporary shopfronts that are of good quality, designed and detailed to form an integral part of the building. There are some however, that are poorly designed.

7.7 Signage & Advertising

7.7.1 There are many retail and commercial uses in the ACA. These uses have resulted in the provision of commercial signage. Outdoor advertising is an important feature in the street scene. As well as having the practical purpose of providing information about businesses, goods, events and other matters, its presence is often a great influence on the appearance of a street as seen by the passer-by.

7.7.2 There are examples of historic commercial signage remaining in the ACA. However, the ACA has been subject to a proliferation of new signage and forms of advertising in recent times, in particular, along Parnell Street. Much of this has been unauthorised and thus uncontrolled. It represents a feature which seriously detracts from the special historic character of the ACA.

7.7.3 The number of signs and their cumulative effect and the overall design of individual advertisements (their size, material, illumination etc.) are all important factors in the impact of advertising on the character of the Architectural Conservation Area.

7.7.4 The fascia is also an important focal part of the shopfront. There are examples of well-maintained historic fascia signs throughout the ACA. However, oversized fascia signs can break the continuity of the visual line of a string course and obscure architectural details such as cornices or corbels. Therefore, its depth, style,

length and proportion should be appropriate to the structure and those surrounding. It should not be used to link buildings of different architectural identities.

8.0 PUBLIC REALM

8.1 Introduction

8.1.1 The North Great George's Street & Environs ACA and the buildings therein are often considered to be the main component of the physical environment but they are not the singular feature and it is often the other components, such as the public realm, that shape the environment. Map 5, Appendix 3 shows features of interest in the public realm.



Figure 57 - Urban street trees - North Great Georges Street south end

8.2 Trees

8.2.1 Trees make a very important contribution to the character and appearance of the Architectural Conservation Area, they have a softening effect on the solid architecture. They have other qualities including screening traffic, filtering noise and pollution as well as their ecological benefits. There are only limited numbers of street trees in the ACA, such as those at the south end of North Great George's Street but they are important elements which contribute to the special character of the ACA.

8.3 Street Surfaces

8.3.1 The surfacing of streets forms an important part of the character of the Architectural Conservation Area, and traditional surface treatments such as setts and paviers are significant elements in the townscape of an area. The paving if well-designed, maintained and high quality materials are utilised, contributes to the character of the area.



Figure 58 - No. 20-21 North Great Georges St - Original granite paving contributes to the appearance of the 18th Century streetscape

8.3.2 The traditional materials in the area comprise mainly (Leinster) granite paviers and kerbs. The contemporary materials are mainly tarmacadam to road surfaces and a mixture of modern concrete and granite paviers to pavements. There are few remaining historic street surfaces within the ACA, however, the most significant area of granite stone paving remains on North Great George's Street. North Great George's Street is set off with the front pavement on each side, with cut granite flags and kerbstones, rounded at the street junctions. These historic materials contribute greatly to the special character of the ACA. There are virtually no remaining historic surfaces visible in the mews lane areas.

8.3.3 The removal of the original granite paving has resulted in considerable ad-hoc and substandard replacement materials and work practices, often concrete and tarmacadam infill repair paving and surfaces and thus inappropriate modern street surfaces are prevalent throughout the ACA, detracting from the quality of the street finish.



Figure 59 – Gardiner Place - Mix of replacement concrete paviors, tarmacadam infilling and historic granite kerbs

8.3.4 Material used for standard replacement in the wider urban environment may not be appropriate in the historic ACA. It is important that where possible and practicable, local or nationally sourced materials should be used and proven methods of laying/paving be employed to alleviate long-term deterioration and to ensure a quality finish.



Figures 60 - Use of poor quality materials adjoining historic materials

8.3.5 The traditional surface treatment of the building front entrance areas and steps are an important feature of the character of the ACA. The steps and thresholds to the 18th Century townhouses are traditionally in granite and these are largely retained.

8.3.6 There are a large number of the pavement slabs which have decorative cast iron coal hole covers, common features of the 18th Century terraced street, contributing to the historic character of the ACA. Coal cellars were built under the footpath and accessible from the basement floor of the house. The access hatches, known as coal holes, are set into the centre of rebated flagstones and were installed so that coal and turf deliveries could be discharged from the street into vaulted cellars, without moving it through the house. They are between 12"-14" in diameter and generally circular so that the lids cannot fall through the hole.

8.3.7 The majority of the coal hole covers were manufactured between 1760 and 1830 in long closed foundries like Tonge and Taggart on Windmill Lane, South City Foundry on Bishop Street, Sharke's on Church Street, Hammond Lane and T Saul & Co. on Upper Leeson Street. They were all

cast with lines and patterns (and frequently with the name of the foundry) to stop people slipping on them in wet conditions. Over time the covers became highly detailed with floral motifs and geometric patterns.



Figure 61 - Decorative coal hole covers

8.4 Street Signage & Furniture

8.4.1 Dublin City has an important collection of historic street furniture, some of which is protected. The protection, enhancement and appropriate maintenance of this historic asset is important, as is the need to

prevent modern street clutter from detracting from the street setting.

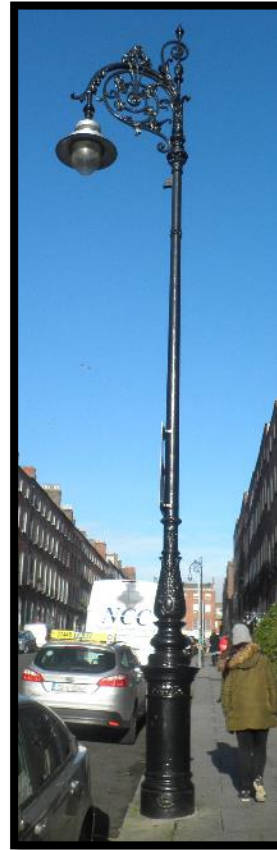


Figure 62 - North Great Georges St - Scotch lamp standard

8.4.2 The North Great George's Street & Environs ACA has relatively little historic street furniture remaining. What is present tends to be predominantly modern signage and furniture, which does not contribute significantly to the historic character of the ACA.

8.4.3 There are two main types of decorative historic public lamp-standard in the City Centre area, the Scotch standard dating from 1903-1920, (Figure 62), and the Shamrock post, dating 1940-1950. Both standards are 9 metres in height but it is the Scotch standard which is prevalent throughout the ACA on North Great George's Street, Denmark Street Great and Gardiner Place. These historic public lighting features contribute to the

special character of the ACA and thus are to be protected. New public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

8.4.4 Another feature of special interest which contributes to the character of the ACA, is the P&T pillar post-box located along North Great George's Street, east-side. The pavement litter bins in the area are the standard black with gold trim.



Figure 63 – Dublin Bikes stand, Denmark Street Great

8.4.5 A Dublin Bikes station was installed in 2014 on the southern side of Denmark Street Great, with stands for 20 bikes and a central pay station. There are also individual and grouped bicycle stands throughout the area but noticeably along Parnell Street. These are generally sensitively sited, without detracting greatly from the character of ACA.



Figure 64 - North Great Georges Street east-side - P&T pillar post-box

8.4.6 Other street furniture items include the many modern bollards which protect pavements or alleys from vehicular traffic incursion. Painted black or silver/grey, of contemporary date, they are functional without being decorative and in some instances detract from the streetscape due to their excess number or damaged appearance.

8.4.7 Other items such as new parking meters and electricity boxes can contribute to the increased clutter in the public realm.

8.4.8 Fixtures and fittings such as signage, seating or other items of street furniture will normally require planning permission or licensing from the City Council, to ensure that these items are appropriately sited and of sufficient

standard. Further guidance is set out in the City Development Plan.



**Figure 65 - Corner of North Great Georges Street and Denmark Street
Great - prominent junction boxes representing opportunity for innovative street art**

9.0 Views & Vistas

9.1 Introduction

9.1.1 Views make an important contribution to Dublin's townscape and historic character. The urban grain and distinctive landmark structures result in good legibility and ease of way-finding through the area. Map 6, Appendix 2 indicated important views in the ACA.

9.1.2 There are two types of views prevalent in the area, the first being to and from the surrounding city area into the Architectural Conservation Area, including views of landmark buildings. The second type is local views with a narrower focus, such as of natural features, skylines, landmark buildings and structures, as well as attractive groups of buildings and views into parks, open spaces, streets and squares.



Figure 66 - View north along North Great Georges Street terminated by Belvedere House, Denmark Street Great – important local view

9.1.3 There are quite a number of views within the Architectural Conservation Area of importance. One such local view of significance results from the siting of North Great Georges Street on the north south axis, rising gradually from south to north terminating with

Denmark Street Great and framed by Belvedere House. Other local views of importance include:

- View north from Parnell Street along Hill Street to Old Saint George's Church.
- View south along Hill Street to Old Saint George's Church.



Figure 67 - View west along Denmark Street Great to Findlater's Church and Parnell Square

9.1.4 There are a number of important views from the ACA to the surrounding historic city to be protected. These include:

- View along Denmark Street Great to Findlater's Church and Parnell Square.
- View west along Denmark Street Great to Gardiner Place and Parnell Square North.
- View east along Gardiner Place to Mountjoy Square.

- View north along Hill Street to Temple Street Church spire.



Figure 68 - View north along Hill Street to Temple Street Church spire



Figure 70 - View south along Hill Street to Old Saint George's Church



Figure 69 - View east along Denmark Street Great to Gardiner Place



Figure 71 - View east along Gardiner Place to Mountjoy Square

9.2 LANDMARKS

9.2.1 Landmark structures that stand out from their surroundings and views of taller buildings are important for way finding.

9.2.2 Belvedere House, is an important landmark building and focal point, utilising to full advantage the topography and the 18th Century urban streetscape. Old Saint George's Church on Hill Street is also considered to be a notable landmark structure in the ACA.



Figure 72 - Belvedere House, Denmark Street Great – landmark structure



Figure 73 – Old St. George's Church, Hill Street – landmark structure

10.0 Policies and Management of Area

10.1 Introduction

10.1.1 The purpose of an Architectural Conservation Area is to identify areas of special character and architectural interest and to manage change in such a way as to preserve that special character. The aim is to provide a framework that will permit a degree of flexibility in terms of design, consistent with the maintenance and improvement of the essential character of the ACA.

10.1.2 The Dublin City Council Development Plan provides specific policy and guidance regarding Architectural Conservation Areas in Chapter 11 and in particular, section 11.1.5.4 onwards. Chapter 16 – Development Management Standards is also of relevance and should be consulted.

10.1.3 All applications for development within the ACA shall be consistent with the following principles:

- Development will be sympathetic in design and/or materials to the original building and/or ACA as a whole.
- Development will not adversely affect the setting or views to and from the ACA.
- Development allows for the reinstatement of features where the original and historic features have been lost or replaced.
- Demolition of historic buildings within ACAs to be avoided as the removal of a historic building either in whole or in part, may seriously detract from the character of the area.

10.2 Reinstatement

10.2.1 It is the overall policy of Dublin City Council to protect and conserve the character and setting of the ACA, as set out in this document. It is the policy of Dublin City Council to encourage the reinstatement of features where the original and historic features have been lost or replaced. To this end, the reinstatement works set out below will not require planning permission. However, to ensure that new features are appropriately detailed the Conservation Section of the Planning Department should be consulted for guidance. Such works will include:

- a) The replacement of later inappropriate windows with timber sash windows where appropriate, and timber casement windows where appropriate, to match the original samples which survive in each terrace – all to have a painted finish.
- b) The replacement of later inappropriate doors with painted timber panelled doors to match the original samples which survive in each terrace.
- c) The replacement of inappropriate roof coverings with traditional slates.
- d) The removal of inappropriate coverings to facades such as paint over original brickwork.
- e) The replacement of original features such as rainwater goods, railings etc.

10.3 Protected Structures

10.3.1 It is the policy of Dublin City Council to protect the curtilage of protected structures or proposed protected structures from any works which would cause loss or damage to the special character of the protected structure and loss of or damage to, any

structures of heritage value within the curtilage of the protected structure. A list of all protected structures in the ACA is set out in Appendix 1.

10.3.2 Owners and occupiers need planning permission for all works which would materially affect the character of a protected structure, or any element of the structure, which contributes to its special character. In order to establish which works to a protected structure would not require planning permission, it is advised to apply for a declaration in accordance with Section 5 or Section 57 of the Planning and Development Act, 2000. Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, should request the Local Authority for a declaration as to what works would or would not materially affect the character of the structure or any element of the structure, which contributes to its special interest. Routine works of maintenance that would not affect the character of the building, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development.

10.4 Non Protected Structures

10.4.1 Owners and occupiers of non-protected structures located within the ACA should note that the normal exemptions from seeking planning permission pertaining to certain type of developments under the Planning and Development Regulations 2001 as amended will no longer apply. Development which would consist of or comprise the carrying out of works to the exterior of a structure located within the ACA and that would materially affect the character of the area concerned will no longer be exempted

development, unless otherwise specifically stated. Examples of the types of development that do not constitute exempted development (i.e. requires Planning Permission) for the purposes of this ACA include:

- The construction, erection or material alteration of gates, railings etc.
- The alteration of historic materials and features that alter the character and appearance of the roofscape.
- Removal or alteration of chimney stacks and pots.
- Painting over previously unpainted surfaces.
- Wholescale repointing.
- Replacing original timber windows with new materials such as uPVC.
- Installation of inappropriate double glazing to historic buildings.
- Replacement of historic front doors with modern doors of inappropriate materials and design.
- Removal of original decorative architectural features and rainwater goods.
- Removal of historic kerbing and paving.
- New shopfronts.
- Signage regardless of size and location.
- Addition of features such as solar panels, aerials, satellite dishes, burglar alarms, CCTV cameras, flues and vents to the front of buildings.

Routine works of maintenance that would not affect the character of the ACA, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development. Rear

domestic extensions (class 1) in accordance with the conditions and limitation set out in Schedule 2, Part 1 of the Planning and Development Regulations 2001 are exempted development and do not require planning permission.

10.5 Land Use Strategy

10.5.1 Land use is primarily controlled through the provisions of the zoning objectives pertaining to the ACA as set out under the Dublin City Development Plan.

10.5.2 The protection and enhancement of the predominantly residential character of the area is a key planning objective of the ACA.

10.5.3 It is policy to promote and enhance small-scale traditional, independent convenience and comparison retail at ground level along the category 2 Parnell Street and the southern side of Denmark Street Great.

10.5.4 The land use strategy recognises the importance and the contribution of the institutional uses to the ACA and seeks to protect the existing institutional character of the area.

10.5.5 Recreational commercial uses require careful management in order to create an attractive and vibrant area that co-exists successfully with neighbouring residential uses. It is important, therefore, that any expansion of recreational uses takes place in a manner that is not seriously detrimental to the surrounding residential character. Uses which make a positive contribution to the character, function and appearance of the area and ensure its long-term viability will be promoted.

10.5.6 The importance of the historic small-scale commercial uses throughout the ACA to the special character and economic diversity is recognised and thus these uses should be protected, particularly where there is no serious detrimental impact to the surrounding residential character.

10.5.7 The fragmented streetscape along Parnell Street detracts from the overall quality of the ACA. It is the policy of the City Council to promote the integration of new contemporary fine grain buildings along this street as well as the refurbishment of existing buildings in order to create a more cohesive and coherent streetscape.

10.6 Policy Guidance - Urban Form & Structure

10.6.1 The preservation and enhancement of the historic form and structure is fundamental to protecting the historic character of the area. New development is required to respect and enhance the character, scale and pattern of historic streets, squares, lanes, mews and passageways.

10.7 Policy Guidance - Movement & Uses

10.7.1 The heavily trafficked nature of Parnell Street creates somewhat of a barrier to pedestrian movement and impedes ease of access and connections into adjoining city areas. It is the policy of the City Council to preserve and enhance the mixed use residential and commercial character of the area, and to reduce the impact of traffic on the residential environment. The retention and improvement of pedestrian crossing points throughout the ACA is promoted by the City Council.

10.8 Policy Guidance - New Build

10.8.1 The buildings of the North Great Georges Street and Environs Architectural Conservation Area span four centuries, with buildings from the 18th, 19th, 20th and early 21st Century, interspersed throughout the area. Therefore, whilst the buildings are generally of a consistent height, there is a notable variation in scale and design plot widths, use of materials and architectural features etc.

10.8.2 Development that affects the setting of the ACA will only be permitted where it will preserve or enhance its character or appearance. The retention and adaptation of existing historic structures should be favoured over new build development. In considering the design and impact of all new development within the ACA, Dublin City Council will have regard to the following:

- Proposals to demolish Protected Structures or proposed Protected Structures may only be considered in exceptional circumstances.
- Proposals to demolish buildings of architectural or streetscape merit within the ACA may be considered in exceptional circumstances only where they are supported by a rationale related to the overall enhancement of the urban structure i.e. linkage, public space and use.
- New developments should have regard to the grain and character of the adjacent buildings, which shall include height, massing, proportions and plot width. They could be contemporary in style while respecting the scale and character of the adjacent area. Any building to be demolished should be fully recorded.

- The amalgamation of one or more existing sites is generally discouraged and where proposed, development will require sensitive planning and design treatment, to complement the fine grain of the established streetscape.
- All new buildings should be designed to the highest standards of contemporary architectural design.
- Pastiche design proposals for infill buildings or replacement shop fronts will be discouraged.
- High quality durable materials should be used. They should include stone, brick, render, steel, glass and timber.

10.9 Policy Guidance - Building Height

10.9.1 There have been many changes and alterations in the ACA over the last three centuries, but the height and scale of the buildings remains relatively consistent to that laid down in the 18th Century. Even the late 20th Century, residential and institutional buildings maintain similar heights. In terms of building height, all new proposals within the ACA must accord with the provisions of the Urban Development and Building Heights – Guidelines for Planning Authorities December 2018 and in particular, the development management criteria set out under section 3.2. An urban design statement including, as appropriate, an assessment of the impact on the historic built environment should be submitted with any proposal. Regard should also be had to the guidance set out in the Architectural Heritage Guidelines.

10.10 Policy Guidance – Doors

10.10.1 Whatever the form, it is important that original historic doors,

architraves, door cases, door furniture, fanlights are retained/refurbished wherever possible. The insertion of new doorways needs to be justified i.e. if it can be demonstrated that the original door is beyond repair then a replacement door will be acceptable provided that they are to the original design and are of timber. The reinstatement of timber doors is encouraged and preferred, using surviving original doors/ drawings as a model. The replacement of historic doors, alterations and provision of new doors/ doorways will require planning permission.

10.11 Policy Guidance - Windows

10.11.1 Original windows should always be retained, repaired or refurbished where necessary. The unnecessary replacement of historic windows can damage the character and appearance of the area and thus replacement should be the last resort, where it is agreed that the original window is beyond reasonable repair. If this is the case, replacement windows will be acceptable provided that they are to the original design and are of timber. Window modifications may be incorporated to improve ease of operations and heat retention.

10.11.2 Where original historic windows have been replaced with uPVC or glazed units, the reinstatement of working sliding sash timber windows is encouraged and preferred. It may be possible to incorporate double glazed units into certain window designs. Hinged casements are not acceptable. Where the existing window is not of historic or architectural interest, the new window should improve the visual character of the structure. Works of restoration and appropriate repair would not require a grant of planning permission.

10.11.3 Replacement works such as changes to for example; glazing - from single to double; materials - from timber to uPVC; design - from 6/9 over 6 panes to plate glass; would affect the character of the Architectural Conservation Area and, therefore, would require planning permission. Permission will not be granted for inappropriate alterations.

10.12 Policy Guidance - Materials

10.12.1 The painting of historic brickwork seriously affects the character and appearance of the ACA and, therefore, planning permission is required to paint any external brickwork within the ACA. Proposals to paint areas of historic brickwork that have not been previously painted will not be granted permission in the interests of preserving the character and appearance of the ACA. The cladding and rendering of historic brickwork will also require planning permission and these are also unlikely to be permitted within the ACA.

10.13 Policy Guidance - Roofs

10.13.1 Guidance regarding roof level alterations and extensions is set out under Policy CHC4 of the Development Plan. Development Standards 16.2.1.1 Respecting and Enhancing Character and Context and 16.2.2.3 Alterations & Extensions are also of relevance.

10.13.2 Any extension to a roof within the ACA should, respect the form and character of the existing building and should always be subordinate to it. This may mean that its height and bulk should be kept to a minimum and it should be set back from the facade, so that the original parapet line remains unaltered. In some instances, roof extensions and alterations will not be acceptable, if they have an adverse

impact on the integrity of the building, the unity of the terrace or group and the character of the Architectural Conservation Area.

10.13.3 The loss of an existing pitched roof to create a flat roof terrace will normally be unacceptable where that roof makes a contribution to the character of the Architectural Conservation Area.

10.13.4 Where the original roof covering remains, it should be retained and repaired where possible. If it can be demonstrated that it is beyond repair, then it should be replaced in natural slate, either new or second-hand. It may be possible to salvage enough slates from the structure to re-use on one elevation. New and second hand slates should not be mixed on an elevation. When sourcing new natural slates, they must be of a suitable size and colour to give a similar appearance to the original slates used in the Architectural Conservation Area.

10.13.5 Roof conversions are a common means of extending a structure. Dormers are not a common feature, therefore, the most appropriate means of introducing light into a roof space will be with rooflights. Applications will be assessed on their individual merits: however, the following guidance will apply in the ACA:

- Care should be taken over the size, number and arrangement of the rooflights.
- Rooflights should be installed vertically rather than horizontally.
- Rooflights should be of the conservation style to sit flush with the slates.
- Where placed on the front elevation, the positioning of rooflights should align with the

existing window pattern to avoid altering the overall appearance of the buildings proportions and should be limited to a maximum of two.

10.13.6 Chimneys are a traditional feature and provide interest to the roofscape. Original stacks and pots should be retained.

10.13.7 Extraneous fixtures such as telecommunications equipment, satellite antennae, ducts, flues, water tanks and air conditioning plant are often located either at roof level or in some cases visible building elevations and, therefore, they can have a serious adverse impact on the visual amenity and character of buildings in the Architectural Conservation Area. Such fixtures should always complement the appearance of the existing building and should be located to minimise their visual impact. Ideally they should be located within the envelope of the roof so that they are not visible from the surrounding area. If this is not possible, then they should be located in the least visually obtrusive location and screened by an appropriately designed enclosure (designed to have minimal impact on the visual amenity), which respects the integrity of the structure and the character of the Architectural Conservation Area. It is the policy of the City Council to not normally permit the placing of satellite dishes on front elevation or above ridgelines of properties within the ACA.

10.13.8 Ducts should be routed internally if this is possible, for example, they can be run up existing chimney flues. Otherwise, they must be located where they have least visual impact e.g. within an internal lightwell. They should be finished with a suitable material e.g. brick or at the very least painted to match the adjacent facing materials to

reduce their impact. It will be necessary for planning applications relating to restaurant or café use to show clearly how ducting will be accommodated.

10.13.9 Roof alterations and extensions will normally require planning permission. Examples of work likely to require planning permission within the ACA includes: new roof forms; dormer windows, rooflights and replacement roof coverings in different materials; demolition including partial demolition including the removal of chimney stacks or roof structures. In regard of extensions or alterations including the attachment of plant or satellite equipment that would detract from the special character of the ACA of a Protected Structure, planning permission will be refused. Further guidance can be found in the Department of Environment, Heritage & Local Government publication 'Roofs – A Guide to the Repair of Historic Roofs'.

10.14 Policy Guidance - Shopfronts

10.14.1 The standards and policy relating to shopfronts are set out under subsection 16.24.2 of the City Development Plan and the City Council Shopfront Design Guide, which should be consulted by prospective applicants. Further guidance can also be found in the Department of Environment, publication 'Conservation Guidelines - Shopfronts'.

10.14.2 The policy approach seeks to protect and retain traditional and original shopfronts and to encourage new and contemporary shopfronts that are well designed. The general objective within the ACA is to ensure that existing shopfronts of architectural and historic interest are retained and that new shopfronts are of high quality and well-designed. This will contribute

to the protection of the special character of the area.

10.14.3 Having regard to the above and the appraisal in Chapter 7, the following shopfronts are deemed to be "Shopfronts of Merit" and any material changes to them will require planning permission: Parnell Street no.s 97, 98, 99, 100, 101, 102, 103, 135, 136 and 143 and Denmark Street great: no.s 14, 15, 16 and 20-21.

10.14.4 Some key points to consider:

- In the case of traditional shopfronts, it is important that attractive ornamentation, detailing and fine craftsmanship is retained intact, restored wherever possible and if damaged, replaced in replica.
- Modern shopfronts ought to be uncluttered in appearance and should acknowledge the broad design principles of adjacent original fronts. The materials and colours should be compatible with the character of the street.
- Roller shutters are considered inappropriate. The siting of shutters internally or the use of toughened glass are more acceptable alternatives to securing a structure.
- Canvas awnings or canopies were a fashionable part of the late 19th and 20th Century streetscape. The traditional retractable canvas roller or 'apron' blinds are most appropriate to historic shopfronts. Their fitting should not obscure any architectural detail. Curved, rigid framed, fixed plastic 'Balloon' or 'Dutch' blinds are generally inappropriate. Plastic or bright, fluorescent, glossy materials are

also inappropriate. Canvas with a matt finish is the preferred material for the ACA. Awnings are generally not acceptable to upper floor windows.

- The insensitive siting of items such as burglar and fire alarms can be visually detrimental to a building and the character of the ACA. Ideally they should be incorporated into the design of a shopfront. For traditional shops, it may be possible to modify a small part of the shopfront, such as one panel of the stallriser, to accommodate such a fitting.
- The alteration and replacement of shopfronts, including the installation of security shutters, blinds, flagpoles, floodlighting etc. will generally require planning permission. Works of routine maintenance such as redecoration and like for like repairs may constitute exempted development.

10.15 Policy Guidance - Signage/Advertising Structures

10.15.1 Further guidance regarding signage and advertising within the ACA can be found in the Dublin City Development Plan under subsection 4.5.6 Outdoor Advertising Strategy and Appendix 19. Relevant policy provision is provided under Policy SC22 and Policy SC23. Development standards 16.24.2 Shopfronts, 16.24.3 Signs of Shopfronts and Other Business Premises and the Dublin City Council Shopfront Design Guide should also be consulted. Planning permission is required for all signs including projecting signs, erected externally within the area of the ACA. Some key points to note:

- On more traditional buildings, a painted timber fascia with painted lettering or individual letters of another suitable material is preferable. It should show the name / nature of the business and incorporate the street number in all cases. Acrylic and shiny materials and the use of garish colours tend to clash with traditional finishes and are visually inappropriate.
- Well designed hanging signs suspended from traditional brackets can enhance the appearance of the shopfront and add vitality to a traditional shopping/ commercial street such as Parnell Street or Denmark Street Great. Hanging signs should relate well to the character, scale and architectural features of the building on which it is placed. They should be positioned centrally on a pilaster, at fascia level, at a minimum height of 2.6 metres from the pavement to the underside and 1 metre minimum in width from the outer side to the kerb line. No more than one per business is acceptable and the size should not exceed 0.75m². Projecting box signs are generally inappropriate.
- Advertisements fixed above ground floor will not normally be allowed, unless they cannot reasonably be fixed at a lower level, or if it can be demonstrated that they make a positive contribution to the character of the area or building.
- The number of advertisements should be kept to a minimum necessary to convey essential information. Only one advertisement, or one projecting

and one fascia sign on each principal frontage will be permitted. When preparing designs for new shopfronts, the opportunity should be taken to reduce the number of signs on a building or structure and remove those which are redundant.

- Inappropriate signs and advertising structure including those that blacken out and/or obscure extensive areas of glazing shall not be permitted in the window display area.
- Banner type signs and advertising sheeting covering any part of the front façade of a building are not acceptable.
- Careful consideration should be given to the colours used on any advertising structures or signs.
- Goods or advertising structures shall not be displayed on the public footpath or at the entrance to the shop.
- No amplified announcements, music or other material shall be played from any loudspeakers or other amplification apparatus shall be affixed on or about the front of any premises for such purposes.
- The illumination of fascia signs requires careful consideration. Acceptable solutions can be provided by externally lit fascias, with carefully directed light beams or back lit individually mounted letters standing proud of the fascia. Spotlights are only to be considered where discreetly located, supporting arms are short and hoods of lights treated to match the background. The most

appropriate form of illumination for hanging signs is 'picture-lighting', i.e. a strip light covered with a metal cowl, usually to the top of the sign.

- Discretion must be exercised in the application of a corporate image. It is usually possible to retain the graphic style, with careful use of materials, adaption of size and a flexible approach to location. The City Council will expect retail chains and companies to adjust their corporate signs to suit the character of the Architectural Conservation Area townscape and individual buildings.
- Professionally painted non-illuminated signs on windows are a traditional alternative to projecting and fascia signs and can be a useful alternative to projecting signs for business operating from upper floors.
- LED and video screens, moving digital displays and message boards and intermittent, flashing or light-projecting signs are not acceptable in the ACA.

10.16 Policy Guidance - Historic Elements in the Public Realm

10.16.1 Dublin City Council will endeavour to ensure that works to the public domain, such as works of environmental improvement, or utility improvements, are of the highest standards and do not detract from, nor add clutter to, the character of the area.

- Retention of historic kerb-stones: Surviving historic kerb stones shall be preserved and retained in situ. The lifting of historic granite flags/kerbs is a highly skilled

operation and should only be done where absolutely necessary. The loss of historic character should be avoided by retaining historic features and by only introducing new materials which are compatible with these.

- **Public Lighting:** Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.
- **Avoidance of Clutter:** Clutter in a streetscape is created by the use of too many different colours and textures in the street and paving surfaces. This should be avoided.
- **Streetscape:** Coordinated street furnishing and landscaping schemes that make use of materials and design themes appropriate to the area should be promoted, along with a reduction in the proliferation of street signs and street furniture.
- **Skyline Clutter:** new electrical and other wiring should be underground and redundant and unused wiring should be carefully removed.
- **Historic Elements:** other historic elements of the streetscape including elements such as coal hole covers, post boxes, light standards, railings, protective bollards etc. should be retained and preserved.

10.17 Policy Guidance – Mews Developments

10.17.1 The main opportunity for mews redevelopment in the ACA is on the

east side of Rutland Place, which comprises sheds and utilitarian structures, apart from one historic mews building to the rear of 17 North Great Georges Street. Lotts Architecture and Urbanism carried out a study of Rutland Place for DCC. The following Guiding Principles for rear mews development in the ACA have been derived from this study:

- 1) The form and layout of the new mews development should respond to the historic building plot associated with all the main houses on North Great Georges Street.
- 2) The existing building line along Rutland Place should be maintained, with no incongruous setbacks from the lane.
- 3) The rear (east) building line of new development should not extend beyond that of the historic mews building at No 17.
- 4) In order to retain an appropriate relationship and scale with both the main houses and the lane, building heights should be 3 storeys maximum in the main volume, with any top storey clearly set back at least 1.5 metres, and faced in a different external finish from the main volume below.
- 5) High quality, contemporary design is encouraged. Natural materials, particularly brick, and vertically emphasised openings are preferred.
- 6) Roofs should be either flat green/low pitch metal or double pitch slate roofs with ridges parallel to the lane.
- 7) Buildings should be primarily for residential use, with potential for office, cultural, service use on one floor, preferably ground.

- 8) Parking should be minimised and either on street or in an undercroft to the mews. There should be no parking in garden areas.
- 9) Basements should be kept within the footprint of the building in the interests of Sustainable Urban Drainage and to restore historic gardens where possible.

10.18 Policy Guidance - Views and Prospects

10.18.1 It is the policy of the City Council to protect and enhance all local views which contribute to Dublin's townscape and the historic and architectural character of the North Great George's Street & Environs Architectural Conservation Area. Planning permission will not be granted for developments which would have an adverse effect upon important views of:

- (A) Protected Structures
- (B) landmark buildings
- (C) important groups of buildings

Appendix 1: Protected Structures

Protected Structures in the North Great Georges Street Architectural Conservation Area

The record of protected structures of special architectural and historic interest set out was prepared in 2011. As new structures are constantly being protected, this record should not be treated as being definitive.

At the time of preparation there was 72 protected structures within the Architectural Conservation Area.

Sorted	RPS Ref No	Address	Description
2275	2284	1-2 Denmark Street Great, Dublin 1	Hotel
2276	2285	3 Denmark Street Great, Dublin 1	House
2277	2286	4-5 Denmark Street Great, Dublin 1	Belvedere College: frontage Buildings
2278	2287	6 Denmark Street Great, Dublin 1	Belvedere House (Belvedere College)
2279	2288	7-9 Denmark Street Great, Dublin 1	Belvedere College: frontage Buildings
2280	8752	14 Denmark Street Great, Dublin 1	House and shop
2281	8753	15 Denmark Street Great, Dublin 1	House and shop
2282	8754	16 Denmark Street Great, Dublin 1	House and shop
2283	2289	21 Denmark Street Great, Dublin 1	House
2927	3002	1 Gardiner Place, Dublin 1	House
2928	3003	2 Gardiner Place, Dublin 1	House
2929	3004	3 Gardiner Place, Dublin 1	House
2930	3005	4 Gardiner Place, Dublin 1	House
2931	3006	5 Gardiner Place, Dublin 1	House
2932	3007	6 Gardiner Place, Dublin 1	House
2933	3008	7 Gardiner Place, Dublin 1	House
2934	3009	8 Gardiner Place, Dublin 1	House
2935	3010	9 Gardiner Place, Dublin 1	House
2936	3011	10 Gardiner Place, Dublin 1	House
2953	3028	27 Gardiner Place, Dublin 1	House
2954	3029	28 Gardiner Place, Dublin 1	House
2955	3030	29 Gardiner Place, Dublin 1	House
2956	3031	30 Gardiner Place, Dublin 1	House
2957	3032	31 Gardiner Place, Dublin 1	House
2958	3033	32 Gardiner Place, Dublin 1	House
2959	3034	33 Gardiner Place, Dublin 1	House
2960	3035	34 Gardiner Place, Dublin 1	House
2961	3036	35 Gardiner Place, Dublin 1	House

3102	3176	1 George's Street, North Great, Dublin 1	House
3103	3177	2 George's Street, North Great, Dublin 1	House
3104	3178	3 George's Street, North Great, Dublin 1	House
3105	3179	4 George's Street, North Great, Dublin 1	House
3106	3180	5 George's Street, North Great, Dublin 1	House
3107	3181	6 George's Street, North Great, Dublin 1	House
3108	3182	7 George's Street, North Great, Dublin 1	House
3109	3183	8 George's Street, North Great, Dublin 1	House
3110	3184	9 George's Street, North Great, Dublin 1	House
3111	3185	10 George's Street, North Great, Dublin 1	House
3112	3186	11 George's Street, North Great, Dublin 1	House
3113	3187	12 George's Street, North Great, Dublin 1	House
3114	3188	13 George's Street, North Great, Dublin 1	House
3115	3189	14 George's Street, North Great, Dublin 1	House
3116	3190	15 George's Street, North Great, Dublin 1	House
3117	3191	16 George's Street, North Great, Dublin 1	House
3118	3192	17 George's Street, North Great, Dublin 1	House
3119	3193	18 George's Street, North Great, Dublin 1	House
3120	3194	19 George's Street, North Great, Dublin 1	House
3121	3195	20 George's Street, North Great, Dublin 1	House
3122	3196	21 George's Street, North Great, Dublin 1	House
3123	3197	35 George's Street, North Great, Dublin 1	House (James Joyce Cultural Centre)
3124	3198	36 George's Street, North Great, Dublin 1	House
3125	3199	37 George's Street, North Great, Dublin 1	House

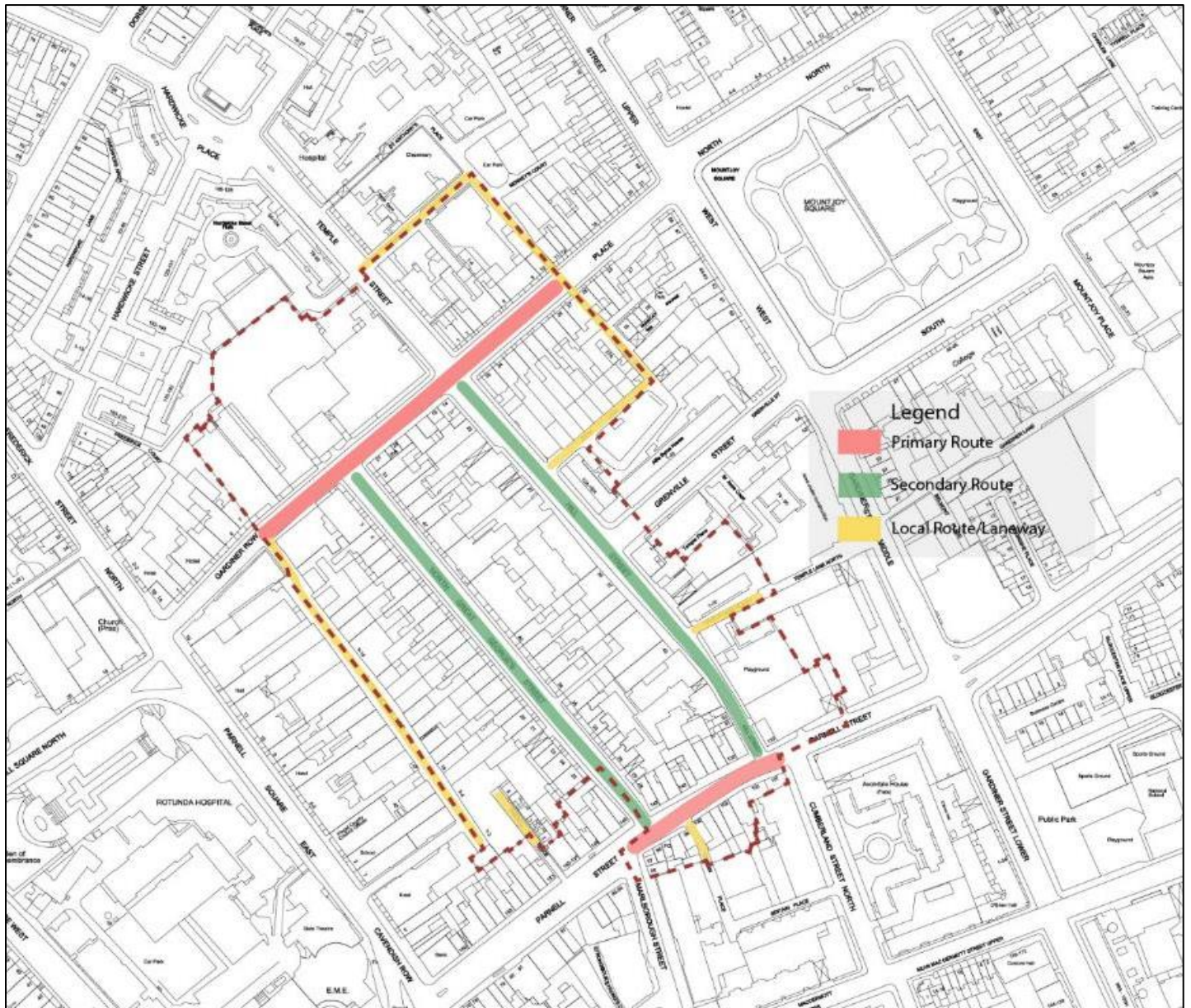
3126	3200	38 George's Street, North Great, Dublin 1	House
3127	3021	39 George's Street, North Great, Dublin 1	House
3128	3202	40 George's Street, North Great, Dublin 1	House
3129	3203	41 George's Street, North Great, Dublin 1	Former Convent
3130	3204	42 George's Street, North Great, Dublin 1	Former Convent
3131	3205	43 George's Street, North Great, Dublin 1	Former Convent
3132	3206	44 George's Street, North Great, Dublin 1	Single storey building (Former Convent)
3133	3207	45 George's Street, North Great, Dublin 1	House
3134	3208	46 George's Street, North Great, Dublin 1	House
3135	3209	47 George's Street, North Great, Dublin 1	House
3136	3210	48 George's Street, North Great, Dublin 1	House
3137	3211	49 George's Street, North Great, Dublin 1	House
3138	3212	50 George's Street, North Great, Dublin 1	House
3139	3213	51 George's Street, North Great, Dublin 1	House
6424	6428	97 Parnell Street, Dublin 1	Shop and house
6425	6429	98 Parnell Street, Dublin 1	Licensed premises
6426	6430	99 Parnell Street, Dublin 1	House and shop
6427	6431	103 Parnell Street, Dublin 1	Former Blue Lion pub: ground floor façade
3844	3880	Hill Street, Dublin 1	Tower of former church

Streets surveyed in the North Great Georges Street Architectural Conservation Area:

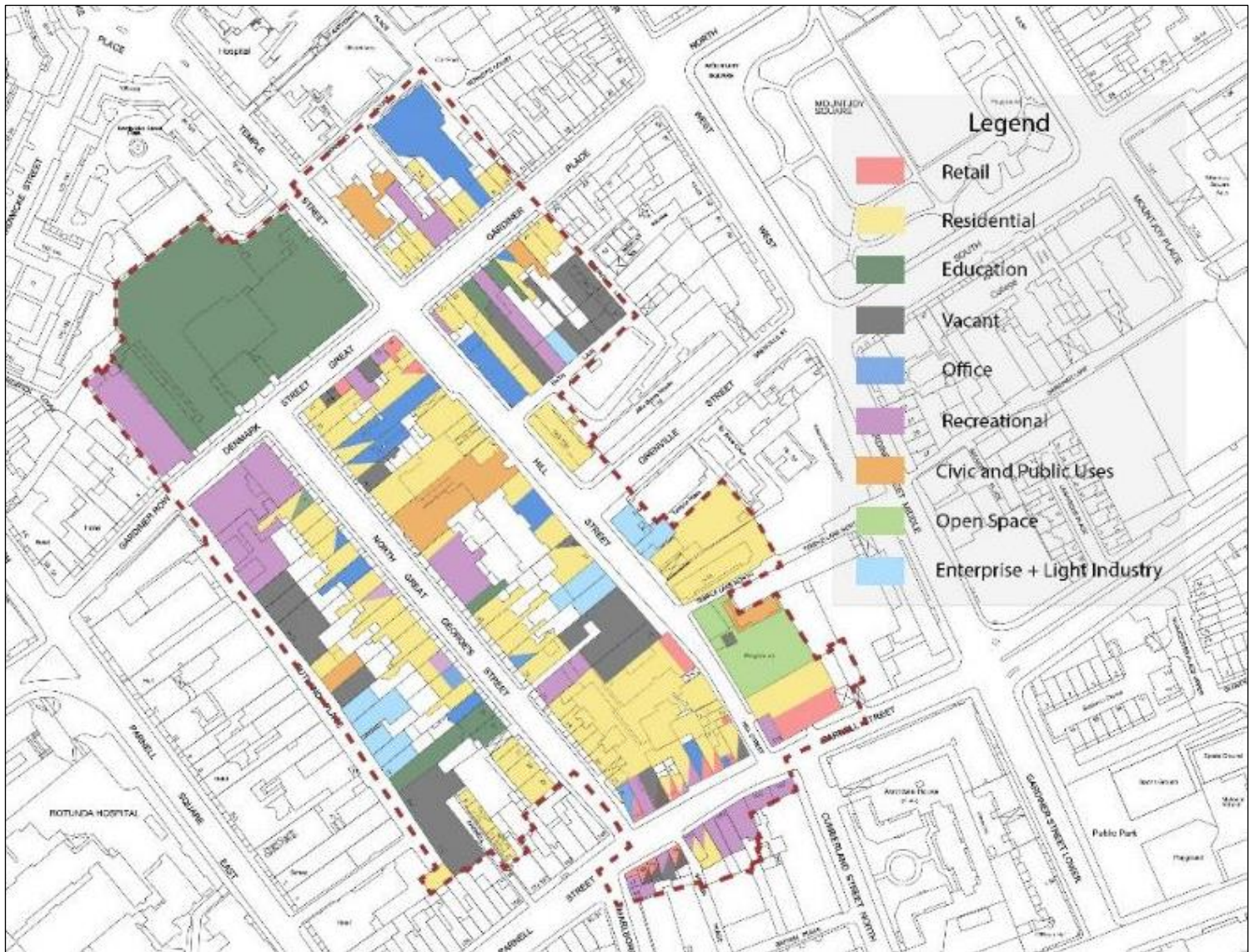
Denmark Street Great; Gardiner Place (part of); Rutland Place (part of); Parnell Place (part of); Marlborough Street (part of); Parnell Street (part of); North Great George's Street, Hill Street; Temple Lane North (part of); Grenville Street (part of); Bath Lane; Grenville Lane (part of); Nerney's Court (part of).

Appendix 2: Maps

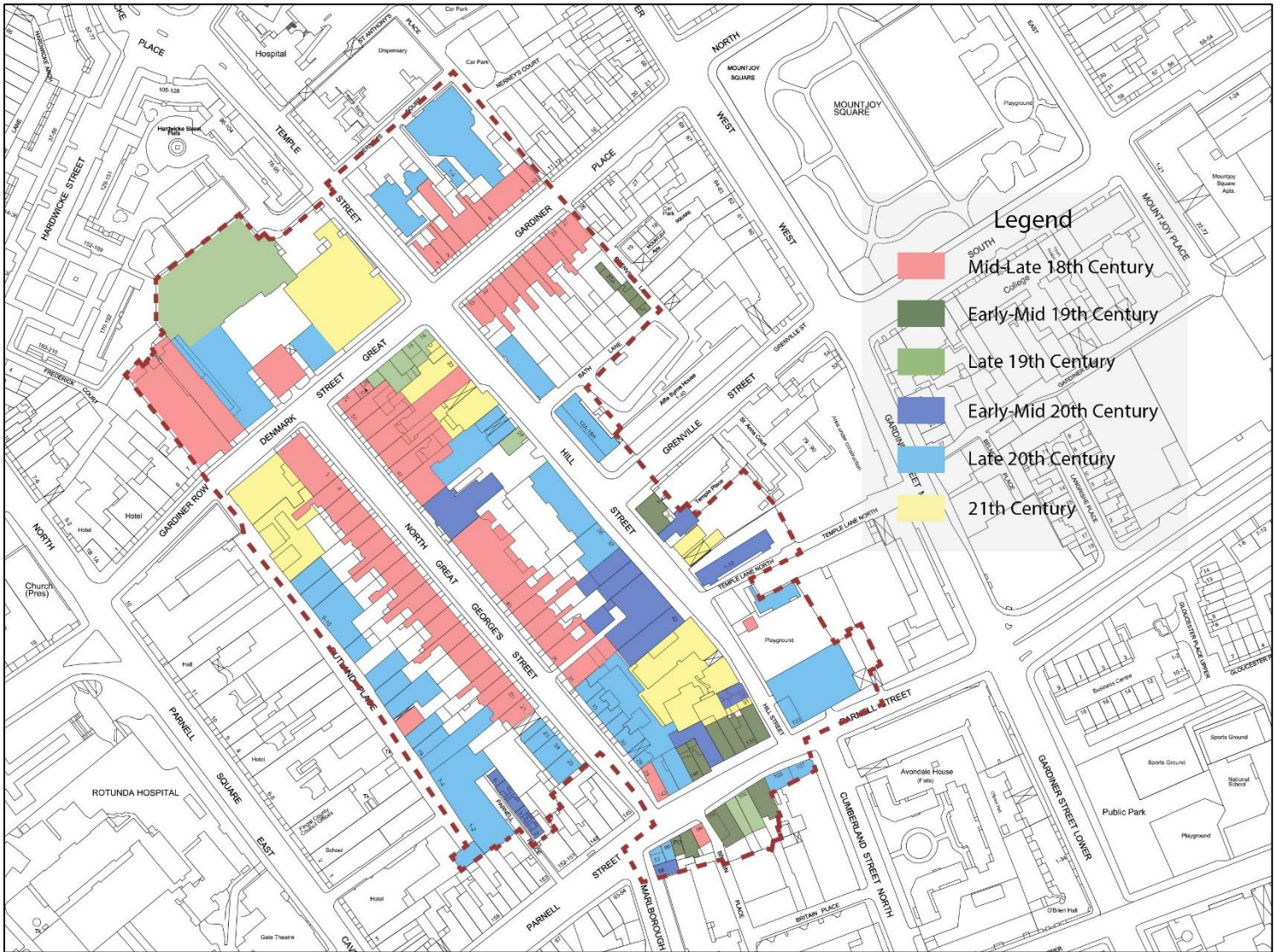
Map 1: Hierarchy of Streets & Spaces



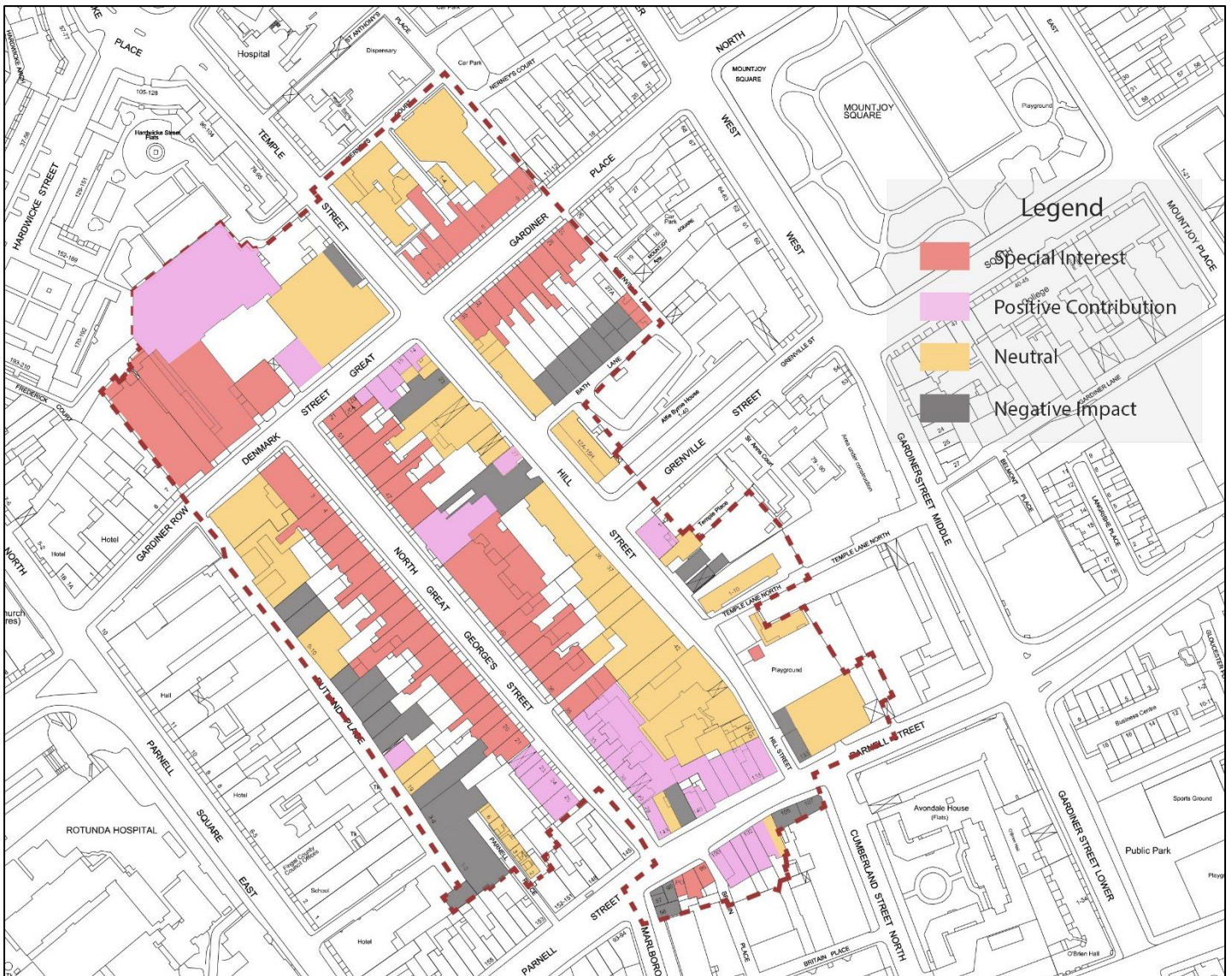
Map 2: Land Use



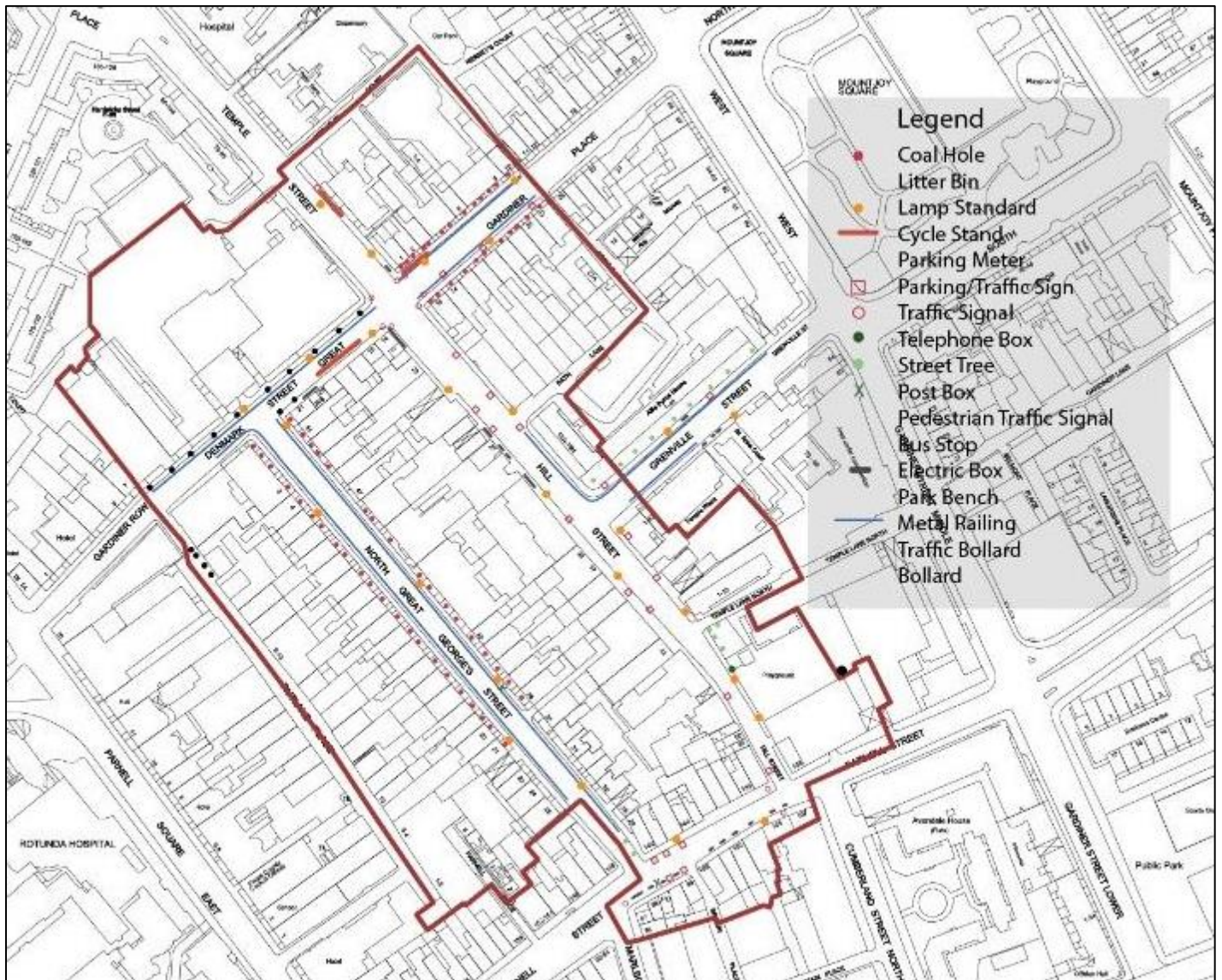
Map 3: Building Ages



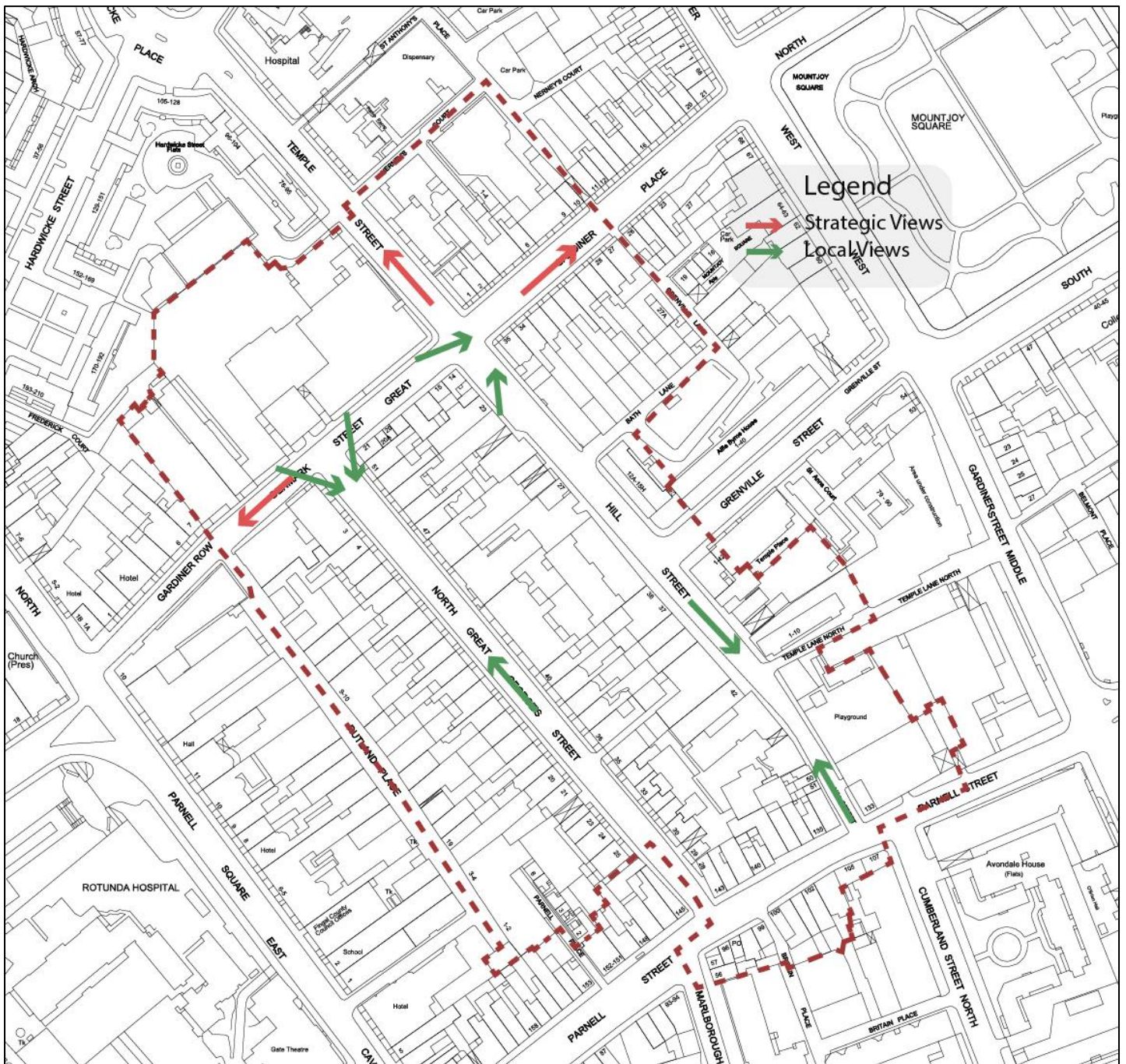
Map 4: Structures of Significance



Map 5: Public Realm Contents



Map 6: Strategic Views



Map 7: Zoning Map

