

IMAGINE DUNDRUM

Proposal

*Submitted to Dún Laoghaire Rathdown
County Council:*

*Designation of Dundrum Village Main Street
as an Architectural Conservation Area*

August 4th 2017

www.imaginedundrum.ie

Proposal from Imagine Dundrum:

Designation of Dundrum Main Street and Crossroads as an Architectural Conservation Area

Introduction

Dundrum Main Street and the area around the intersection of Ballinteer Road, Main Street, Upper Kilmacud Road and Sandyford Road (also referred to as Dundrum Crossroads) is one of the areas in Dún Laoghaire-Rathdown County which exhibits a distinct character and qualities based on its historical built form and layout. This distinct character often derives from the cumulative impact of an area's buildings and their setting, and areas like this are an expression of our heritage and identity, contributing greatly to the quality of our lives.

There will always be changes in areas such as this, but their special character is of great value and worthy of protection. Imagine Dundrum is therefore making the following proposal for Architectural Conservation Area status in order to protect the unique heritage and character of Dundrum Village for future generations.

The area around the intersection is already a candidate Architectural Conservation Area (see *DLR County Development Plan 2016-22*) and it would make good sense and be consistent with this for the Council to create a candidate ACA of the Main Street as described below, and to assess the Crossroads and the Main Street for ACA status at the same time.

The *Planning and Development Act 2000* provides the legislative basis for the protection of such areas by facilitating their designation as Architectural Conservation Areas (ACAs). Under Part IV Section 81, an ACA is defined as a place, area, group of structures or townscape, taking account of building lines and heights, that

- (a) 'Is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, *or*
- (b) Contributes to the appreciation of protected structures'.

The aim of ACA designation is to guide any changes within the area and ensure that future development is carried out in a manner sympathetic to the special character of the area.

The designation of Main Street buildings as an ACA would be in line with the Special Local Objective (SLO) 150 of the *DLR County Development Plan 2016-2022* which aims, 'to ensure that Phase 2 of the Dundrum Town Centre takes cognisance of the character and streetscape of the Old Main Street'. Creating an ACA here would also be very much in keeping with the thinking underlying the Council's *Urban Framework Plan for Dundrum*, which is included in the current County Development Plan.

Buildings of note in the Main Street area are detailed below.

Dundrum Main Street: proposed Architectural Conservation Area.

Main Street - West Side

1. **Glenville Terrace** consists of three Victorian houses (Nos. 1 – 3) built using red brick. The Environmental Impact Statement (EIS) referring to planning application Reg. Ref.D08A/0231 (EIS) noted that ‘These three houses retain their primary external Victorian appearance and are an important component of the streetscape’. Imagine Dundrum considers that this terrace is an important part of the character and streetscape of the Main Street and should be preserved (see EIS para 5.11.2.47 and 5.11.2.59, Figure 5.11.2.1 green and Plate 5.11.2.16;).



Photograph: Glenville Terrace, 2017

North of Glenville Terrace

2. **The Old Post Office** building north of Glenville Terrace and south of the old shopping centre is a Victorian building that fits in with the character of the street. It presents as a three bay two storey over basement red-brick Victorian building with a single storey over basement Georgian return (EIS para 5.11.2.60, picture below) Despite the current

poor condition of this building, restoration could be possible, and so Imagine Dundrum proposes that it should be assessed for inclusion in the Architectural Conservation Area.



Photograph: Old Post Office, 2017

South of Glenville Terrace (West side of Main Street)

3. Several buildings should be mentioned here:

The first building is **No. 4 Glenville Terrace (Shop)** which is a three bay two storey structure with a hipped roof. Next to it is **No. 13 Main Street**, which has two shops extended towards the street. The structure is a two storey over basement, three bay Victorian building. The shop extensions (currently Irene's Florist and Havana Therapy) are of mixed quality, but retaining the house will maintain the building lines and height of the street, which are required to be taken into account under Section 81 of the Act.

No. 15 Main Street is a two storey over basement, three bay Victorian structure with a shop front extended to the street (currently The Best Barber).

These three buildings could be refurbished in the future, and all should be assessed for inclusion in the ACA.

Main Street – East Side.

There are a number of buildings on this side of the street that are of interest and play a key part in maintaining the character and streetscape of the Old Main Street in keeping with the intention of SLO 150 of the current DLR County Development Plan.

4. Nos. 4-5 Main Street, a pair of Victorian houses converted to shops. No.4 has its upper facade rendered but may well retain its brickwork like No. 5, where it has been painted over. (EIS para. 5.11.2.71, Figure 5.11.2.1, green and Plates 5.11.2.2 and 5.11.2.24).

5. No. 6 Main Street consists of three houses with businesses (Tax Assist Accountants, Sherry Fitzgerald and Oxfam). Although relatively modern, they are in character with the rest of the East side of the street. (See picture below).



Photograph: No.6, Main Street, Dundrum, 2017

6. Nos. 8-9 Main Street. This pair of Victorian houses with decorative brickwork are converted to shops. At **No. 10**, a three-bay red brick house which has been converted into a bank, brickwork from ground level upwards can be seen at the north-west corner, behind the stone facing. (see EIS para. 5.11.2.72, Figure 5.11.2.1, green and Plate 5.11.2.25-26).

7. Pembroke Terrace consists of three Victorian houses built in red brick with attractive stone decorations. It is comparable to Glenville Terrace on the West side of the street, although with differences in detail.

8. Nos. 14-15 Main Street, a five bay building of yellow brickwork with red brick decorations especially over the windows and door. These buildings have been converted to shops (EIS para. 5.11.2.73-74, Figure 5.11.2.1, green and Plate 5.11.2.28-29).

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East Side near William Dargan Bridge

9. Waldemar Terrace is a terrace of three houses built with a mixture of darker brick with red brick decorations over windows and doors, details under the cornice and fine chimney stacks. (EIS para 5.11.2.67, figure 5.11.2.1, green and Plate 5.11.2.20).

Depending on the plan submitted to the DLRCC, it is likely that the developer will want to develop the area around Waldemar Terrace and the William Dargan Bridge, and the area is indeed in need of redevelopment.

However, Imagine Dundrum proposes that the existing terrace itself, as an interesting and characterful building that sets the scale for the entry to Main Street, should be conserved in accordance with other objectives in the Urban Framework Plan for Dundrum (2003, included in the DLR County Development Plan 2016-22 at section 3.4.2). The merit of this terrace could be considered at the assessment stage.



Photograph: Waldemar Terrace, Dundrum, 2017

Conclusion: in putting forward this proposal, Imagine Dundrum is reflecting the concerns and hopes expressed by many of Dundrum's residents, who want the redeveloped Dundrum to remain a recognisable place, retaining its unique character and identity through the protection of the integrity of the original streetscape.

We trust that this submission, proposing assessment of the Dundrum village area for Architectural Conservation Area status, will be given serious consideration at the earliest possible opportunity by the relevant Council officials and elected representatives.

Imagine Dundrum, August 4th 2017