



Application for Planning Permission

Conservation Report

for

Proposed Works including new two storey extension to the rear and
associated internal alterations to the existing house

at

8 Sarsfield Terrace
Lucan
Co.Dublin.

for

Siobhan McCrea

June 2021

SOUTH DUBLIN COUNTY COUNCIL

15 JUN 2021

PLANNING DEPARTMENT

Introduction

This report has been prepared by Marchitecture solely for the purposes of the planning application for No.8 Sarsfield Terrace, Lucan, Co.Dublin, a Protected Structure.

A measured survey forms the basis of the planning drawings and an inspection of the property was carried out in February 2021.

The aim of the report is to describe the:

- background and existing context of the proposed development
- the nature and extent of the proposed development
- how the proposed development has been designed to have regard to the character of the Protected Structure.

This report should be read in conjunction with the accompanying planning drawings and photographic survey.

The property was purchased by the applicant in the March 1991 and she has lived there throughout her working life.

Unfortunately, over the circa 160 years of its life, many minor alterations have been made to the property and as a result the existing house retains none of its original features apart from the front façade which forms an integral part of the front elevation of the overall terrace.

The original fireplace, doors, architraves, skirtings and even the stairs has been replaced sometime prior to the 1980's when it was purchased by the applicant.

The original layout of the house is still legible and is relatively intact however a small bathroom has been added to the rear of the plan on the 1st floor level.

At the front facade, the house retains its original rough cast render finish with brick details around the door and windows.

Current Proposal

The applicant is seeking to modernise and enlarge the home to create a more comfortable rear bedroom with a proper family sized Bathroom and a new open plan living space at Ground Floor level with improved access to the rear garden.

The main works are:

- Installation of new Timber Sash Windows to the front façade at Ground & 1st Floor
- Fully re-wire and re-plumb the house
- Construction of a new two storey modern style extension to the rear
- Replacement of the existing non-original staircase with a new more accessible staircase
- Construction of a new family sized bathroom at 1st floor level
- Removal of the existing rear wall of the house to allow for an enlarged open plan living / kitchen / dining area at Ground Floor level

Site Location:

The house forms an integral part of the overall terrace which is located on the Eastern side of the street, Sarsfield Terrace, Lucan, Co.Dublin and is on the Record of Protected Structures.

The property is located in an area zoned VC, "to protect, improve and provide for the future development of Village Centres". It is listed in the Record of Protected Structures and is located within an Architectural Conservation Area. The terrace has been noted by the NIAH as being of regional importance with architectural significance.

The NIAH describes the terrace as "a modest terraced house which retains some features of note. Sarsfield Terrace mirrors the curve and slope of the main street and provides visual interest opposite the wall of the Lucan demesne

The house was constructed in c.1860 as a terrace of 11 houses. The terrace occupies a curving site to the South of the Liffey and to the West of the main town centre



Photo of the Terrace as viewed from the Public Footpath

Relevant Planning History:

File no: SD17A/0396

Date: 06/11/2017

Applicant: James Sweeney

Address: 5 Sarsfield Terrace, Lucan, Co.Dublin.

Application: Change of use from commercial to single residential house (a Protected Structure).

Decision: Conditional

Final Grant date: 06/02/2018

File no: SD16B/0078

Date: 16/03/2016

Applicant: Fitzgerald – Heavey Construction

Address: 4 Sardfield Terrace, Lucan, Co.Dublin.

Application: Demolition of existing single storey extension to the rear; construction of a part single, part 2 storey extension to the rear; all associated internal alterations of the existing house including repair and/or replacement of timber sash windows to the front elevation and site works (a Protected Structure).

Decision: Conditional

Decision date: 13/06/2016

File no: SD13B/0127

Date: 22/06/2013

Applicant: E.O'Brien

Address: 9 Sarsfield Terrace, Lucan, Co.Dublin.

Application: Alterations, first floor bay window extension and single storey extension to rear. (A Protected Structure).

Decision: Conditional

Decision date: 26/08/2013

File no: SD06B/0131

Date: 04/05/2006

Applicant: Martin & Ann O'Dowd

Address: 6 Sarsfield Terrace, Lucan, Co.Dublin.

Application: A Protected Structure. Demolition & rebuilding of existing single storey rear extension; the aluminium windows front and rear to be replaced with timber sash type windows and a conservation fixed roof light and shower room vent to be fitted to the rear roof slope; internally the line of the existing stairs to be altered and a new shower room to be constructed on the top landing.

Decision: Conditional

Decision date: 08/08/2006

File no: S01A/0409

Date: 04/05/2006

Applicant: Peter Coffey

Address: 7 Sarsfield Terrace, Lucan, Co.Dublin.

Application: Proposed modifications to listed/protected buildings by (a) the change of use of the ground floor into a dental surgery and the erection of dental surgeon's name plate on the front facade, (b) the change of use of the first floor into an apartment and the construction of bedroom extension over existing kitchen.

Decision: Refuse Permission

Decision date: 13/05/2002

Building Condition:

The house consists of a 2 storey artisan cottage style building with a good sized private garden laid out to the rear at a 45 degree angle to the house. The footprint and layout of the building is mostly original, however some minor alterations have been made over the years.

Ground Floor Level

The Ground Floor level of the house has seen the most interventions and unfortunately does not retain any original joinery or plasterwork. All ceilings, doors, architraves and floors have been replaced.

The original stairs has long been lost and replaced with a very basic narrow and steep timber stairs.

The front reception room is accessed off of the entrance vestibule. The window in this room originally would have been a timber sash window but currently there is a pvc style window fitted to the original window opening

The rear reception room is accessed directly from the front reception room and contains the Kitchen which allows direct access to the rear garden via a glazed pvc door.

The original window opening to the rear reception room remains intact however the original window has been replaced with a PVC one.

First Floor Level

At 1st floor level, the overall layout remains mostly intact apart from the installation of a new bathroom to the rear which takes space away from the rear bedroom.

The large front bedroom retains its original window opening but the windows have both been replaced with PVC. There is no original joinery or plasterwork remaining.

External Condition

The property is set back from the footpath with a narrow footpath leading to the ground floor main entrance with its original front door. The front garden is open to the street with cast iron railings enclosing a large grassed area. The cast iron railings are all intact and in excellent condition.

The front facade of the existing house is in excellent condition with its original rough render and brick features. The windows have all been replaced with newer PVC windows and the front door is not original.

To the rear, all of the houses appear to have been extended or altered in some way over the years.

In the rear garden, the boundary walls appear to be the original walls constructed of rubble stone, 500mm wide, up to a height of around 1200mm. The rear garden is laid out in paving.

Roof

The front and rear slopes of the main roof have retained their original blue bangor slates. The original red brick chimney is also intact and in good condition.

Summary

Overall, all of the original features such as sash windows, fireplace, plasterwork and the internal joinery including the original stairs have unfortunately been lost over the years.

The front façade however remains intact with its attractive roughcast render finish and brick details around the windows and doors. The main historic value lies in the overall front elevation of the terrace as a whole. The building itself contains no features of any architectural value.

Proposed Works:

In general, the intention is to carry out all new work in a sympathetic manner to the original structure and fabric using traditional materials and workmanship where appropriate and preserving all significant original features. At the same time, the new build elements and the new interventions within the existing building, will be clearly identifiable as new items of work so as not to be confused with original elements

Ground Floor

The back wall of the entrance vestibule will be removed to allow access directly to the new stairs leading up to the 1st floor landing.

In the living room, the wall between the living room and Kitchen will be removed to facilitate a more open plan living / kitchen / dining area.

The back wall of the house will be removed to open out into the ground floor extension creating a large open plan living space with a better connection to the rear garden.

First Floor

At the first floor the narrow staircase will be replaced by a new modern staircase which will conform to current building regulations. The new staircase will be wider than the existing one so the wall between the front bedroom and the stairs will be moved to accommodate this.

To the rear of the plan, the existing tiny bathroom will be demolished and a new family bathroom will be created in the existing rear bedroom.

A new opening will be formed in the existing rear wall of the house to allow access to the proposed new bedroom in the rear extension at 1st floor level.

A new rooflight is proposed to the existing rear slope of the slate roof to allow light into the existing landing.

Visual Impact

The new two storey flat roofed extension is designed to be as low impact as possible. We have intentionally restricted the overall length of the extension so as not to unduly impact on the neighbouring house, no.7, to the North.

The extension has been designed to sit alongside the existing two storey extension at no.9 thereby fitting into the established pattern of development.

The extension is designed in a simple modern style with large glazing at ground floor level to allow maximum light and access to the rear garden and views of the St.Andrew's Church spire.

To the front of the house, the only change will be the replacement of the existing PVC windows with high quality historically appropriate timber frame sash windows. This will help to improve the overall appearance of the house and the overall view of the terrace as a whole.

The existing rear roofline will retain its legibility and it is intended through the design that there will be little overall impact to the rear elevation of the terrace as a whole.

When viewed from the rear garden, the proposed two storey extension will sit neatly alongside the existing two storey extension at no.9 will turning away at a 45 degree angle from the rear of no.7 which ensures that it does not appear unduly dominant or overbearing in relation to that house.

General Conservation Principles & Procedures

The conservation approach is to carry out all refurbishment work in a sympathetic manner to the original structure and fabric using traditional materials and workmanship where appropriate and preserving all significant original features. At the same time the new build elements will be clearly identifiable as new items of work so as not to be confused with original elements.

The design, detailing and site work is guided by the following principles:

Minimum intervention – the proposed works to the existing structure and fabric have been limited to those deemed essential and will be carried out to minimise interference with the existing structure or fabric. Once completed, we do not envisage that the new interventions will have a detrimental impact on the inherent character of the interior or exterior of the house.

Reversibility of alterations – In so far as possible, the proposed development will make use of processes that are reversible and ensure the building can be returned to its original condition before the commencement of these proposed works.

Use of appropriate material and methods – the proposed works will only use materials and methods appropriate to and matching the design, detail and finish of existing elements. New materials and techniques will only be used where the traditional alternatives cannot be sourced or would be inappropriate.

All features of architectural merit will be protected during the works and should any damage occur they will be repaired to match the original condition.

The client / applicant will endeavour to carry out all works in accordance with best international conservation principles.

The following documents are continually referred to throughout this project:

- Architectural Heritage Production – Guidelines for Planning Authorities, by The Department of Arts, Heritage and the Gaeltacht
- Advice Series – various, by The Department of Arts, Heritage and the Gaeltacht
- Lime Works, by Patrick McAfee

Conclusion

We consider that the proposed external and internal works can be carried out with the minimal amount of loss of the original fabric. The new interventions are sensitively integrated in a sympathetic manner to the existing structure and fabric in order to maintain the inherent character of the Protected Structure, a feature the clients like and wish to retain.

The proposed new staircase is designed to be low impact on the structure which allowing improved safe access for the applicant in the years to come. The new stairs will be designed to have as light a footprint as possible and be reversible.

The new rear facing two storey extension is designed to be as small as possible and will not detract from the overall appearance of the terrace as a whole. It will be constructed using high quality finishes including aluminium windows.

Crucially, the construction of the two storey extension will not lead to any loss of historic fabric. The replacement of the PVC windows with historically appropriate timber sash windows will improve the view of the house from the front and will add to the overall quality of the front elevation of the terrace.

PHOTO SURVEY



Street view showing the front of the house (red door) in context



View of Front Elevation



View of Living Room at Ground Floor Level



View of Living Room at Ground Floor Level



View of Living Room at Ground Floor Level



View of Kitchen at Ground Floor Level



View of Kitchen at Ground Floor Level



View of the Rear Garden and Rear of the Terrace as viewed from the Rear



View of Rear Garden as seen from the rear of the House



View of Bathroom at 1st Floor Level



View of Rear Bedroom at 1st Floor Level



View of Rear Bedroom at 1st Floor Level



View of Front Bedroom at 1st Floor Level



View of Front Bedroom at 1st Floor Level