

SOUTH DUBLIN COUNTY COUNCILS ARCHITECTURAL CONSERVATION OFFICERS REPORT

**RE: SD21A/0148 – WHITEHALL HOUSE (FORMER KATHARINE TYNAN HOUSE),
BALLYMOUNT ROAD, KINGSWOOD, DUBLIN 24.**

Protected Structure

'Whitehall House' Former Katharine Tynan's House is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2016-2022 under Map Ref. No. 197. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Appraisal

The proposed development consists of the refurbishment of 'Whitehall' House, a Protected Structure, detailed above with change of use from disused dwelling to Community Centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single-storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

Pre-planning details were submitted directly to the Councils Architectural Conservation Officer, by way of providing details of the initial concept and reuse of the existing Protected Structure. Details of remedial repairs have been previously assessed as part of an application under the Built Heritage Investment Scheme 2021 by the undersigned. The application was successful for the essential remedial repair to Whitehall House and as such these works will be done in accordance with the details submitted as part of the BHIS 2021 application. This application is in addition to the remedial repair works to safeguard the structure and will allow the full refurbishment and reuse of the existing building, which is very much welcomed.

The proposed development will provide for a new use and the necessary conservation and repair works along with other additional works to allow the full enhancement and use of the site as a Community Centre with the addition of open-fronted structures, facilities and upgrading of a secondary vehicular entrance to provide vehicular access to the site with the provision of on site parking. The proposals included for the refurbishment and energy upgrading of the existing structure have been particularly

well considered and ensure that there is minimal intervention and the retention of as much as the original built fabric as possible along with the reinstatement of historical architectural features.

An Energy and Sustainability Report has been completed and submitted as part of the planning application, which sets out the energy design approach proposed. This will be primarily through passive strategies to obtain the desired energy goals, while reducing running costs. The performance criteria relating to the developments building envelope are set out in the Energy and Sustainability Report.

The refurbishment of the existing 'Whitehall House' (RPS Ref. 197) will entail repairs to the roof, external walls, ceilings and floors along with the reinstatement of windows and external doors. The reinstatement of a conservatory and glazed porch, new internal stairs and doors, new services and sanitary accommodation. It is also proposed to provide two new single-storey open-fronted structures on part of the footprint of earlier outbuildings with an enclosed area for toilets. It should be noted as the existing building is a Protected Structure it is technically exempt from achieving Part L compliance due to its status, the re-development will strive to meet the minimum requirements outlined in Part L (Section 2, 2017) wherever achievable. This is particularly welcomed as part of national climate change policy, along with the conservation, repair and adaptive reuse of a Protected Structure.

An architectural impact assessment of the proposed work has been prepared and submitted as part of the planning application. This report details the proposed works and provides an assessment on the overall impact. The Assessment Report also includes a Schedule of Proposed works including interventions. A rationale for the works and a method statement have also been included. It is considered that the works proposed shall adhere to the best practice and be carried out in accordance with the methodology provided.

On assessing the proposed works and information provided in the Architectural Impact Assessment Report it is considered that the proposed works and mitigating measures have been well considered to ensure minimal intervention to the original built fabric. The proposal allows for the conservation and reuse of the existing ruinous dwelling, which is important historically and socially. The adaptive reuse and repurposing of the existing house ensures the reuse of the existing building which has stood vacant for over a decade and is now in a state of disrepair. The reinstatement of original architectural features is proposed, which will result in the original type porch and conservatory being reintroduced along with other architectural elements.

Conclusion

The proposed works provide an opportunity to revive the use of the existing house and to enhance the site allowing it to be used by the community whilst securing a sustainable future. The restoration and reinstatement works are based on documentary and physical evidence. The proposed additions are intended to enhance the historic structure by providing a covered outdoor space for community use without compromising the significance.

The gate lodge does not form part of the proposed development; however, it is considered that the gate lodge should be made safe and secured. The retention and refurbishment of garden features, walls and gates are included in the proposal. The gardens are to be made available to the community for horticultural activities, this is particularly positive and will enhance the enjoyment and use of the site. An existing secondary entrance will be used to provide access to the site rather than proposing changes to the original entrance.

The gates at the secondary entrance will be upgraded and a pedestrian path will be provided to one side of the road connecting the gate with the historic avenue near the house.

The proposed development allows for the conservation and continued protection of the existing Protected Structure along with the adaptive and sensitive reuse of the structure for a Community Building. The reuse of the existing building promotes the sensitive reuse and upgrading of a Protected Structure and a long-term use for the site. It is felt that the proposed development has been well considered in accordance with good conservation practice and principles to achieve a high quality sustainable development.

Recommendation

Based on the above it is considered that the proposed development is acceptable with the following conditions attached. It is recommended that the following conditions be attached to any grant of permission:

- The proposed development shall be carried out in accordance with the details provided in the Methodology as part of the Architectural Impact Assessment. Works shall be carried out adhering to best conservation practice and principles.
Reason: Ensuring works are carried out in accordance with the details provided adhering to best practice and conservation principles.
- A suitably qualified Conservation Architect should be engaged to supervise and oversee the proposed works to the existing Protected Structure site (Whitehall House, RPS Ref. 197), ensuring that all conditions relating to the architectural conservation and status of the existing building are addressed and submitted for agreement with the Councils Architectural Conservation Officer.
Reason: To ensure the engagement of a suitably qualified conservation architect to advise and oversee the works in accordance with best practice.
- It is considered that the proposed interventions and works within the existing buildings should be carried out in accordance with the methodology provided. All works should be carried out in accordance with good conservation practice and principles ensuring minimal intervention and no damage or risk to the original built fabric.
Reason: To ensure works to structures to a Protected Structure (RPS Ref. 197) are carried out according to good conservation practice and principles.
- Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structure will be protected during the proposed works. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development. Once works commence on site the Councils Architectural Conservation Officer should be contacted with regard to inspecting the safety measures put in place to safeguard and protect the original built fabric.

Reason: To ensure the Protected Structure and all associated features are being safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.

- A schedule of materials and finishes should be provided for the proposed new additions/elements prior to commencing development. This should include full details on materials and finishes for all elements of the proposed development. In relation to reinstatement of original architectural features. Details shall be submitted prior to commencement of works providing specifications and design details for the reinstatement of windows, porch, conservatory and other architectural features and elements.

Reason: To ensure the correct methods and materials, use of new elements and the reinstatement of architectural features and items are done in accordance with best practice.

- Details and specification for the external lime render mix is required for agreement prior to the commencement of works along with a sample panel being provided on site for approval by the Councils Architectural Conservation Officer.

Reason: To ensure the correct lime render mix and application in providing an appropriate finish.

- With regard to the energy upgrading works which are welcomed, it is requested that the specification and data sheets are provided along with an overall summary of the energy efficiency upgrading works to be completed at 'Whitehall' House, a Protected Structure.

Reason: To allow works to be monitored, results assessed on completion of the works so this data can be used as a leading/exemplar of such works.

The above conditions should be submitted to the Councils Architectural Conservation Officer (Ms. Irenie McLoughlin) for agreement and written approval prior to the commencement of development.

Irenie McLoughlin
Architectural Conservation Officer

Date: 13th July 2021