

SOUTH DUBLIN COUNTY COUNCILS

ARCHITECTURAL CONSERVATION OFFICER REPORT

**RE: SD21A/0212 – SALLYPARK NURSING HOME, SALLY PARK CLOSE,
FIRHOUSE, DUBLIN 24.**

Record of Protected Structures

Sally Park 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.285. 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

This is an application for Demolition of single storey structures attached to the west and north of the existing building; construction of a single storey (53.1sq.m) extension attached to the east of the existing building; two storey (161sq.m) extension attached to the west of the existing building; three storey (189.2sq.m) extension attached to the north of the existing building; the existing structure is a protected structure (RPS Ref. 285) as detailed above.

A previous application was granted under SD19A/0200 by SDCC for the construction of a 2-storey extension to the west, with a link corridor to the south, a single-storey extension to the north of the existing building. Some minor internal alterations to the ground and first floor of the existing nursing home and the demolition of modern single-storey structures attached to the west of the existing building are also included as part of the previous application.

The current application has been made after a refusal was issued by An Bord Pleanála in 2020 for the previous application (SD19A/0200). The current application provides a modified proposal without development to the front site of the Protected Structure. The revised proposed extension is built to either side and to the rear of the original house. The new building is predominantly a two-storey extension with single-storey in places to address neighbour/boundary concerns.

The internal alterations are limited to a few rooms in the existing building. The modified position of the extension was determined by analysis of several proposals visual and physical impact on the Protected Structure. The analysis of the sites particular limitations of access

and light, and a reflection of the previous decision by ABP and the wish to minimise impacts on the existing garden and the immediate environs. The existing site is enveloped with high walls and planting on each side on approach from the entrance, and there is a large retaining wall and road to the rear. The main viewing position where the main façade of the building becomes available is the existing gates at the vehicular access.

A design rationale and concept has been provided within a Conservation Report which provides a background to the site and the development of the site and how the Protected Structure has been extended throughout the different development stages and use of the site. Under the previous application the approach was to build the main addition to the property to the front site and efforts were made to minimise the impact. The undersigned felt that the contemporary addition at this location achieved a good balance within the site and allowed the proposals to the protected structure to be minimal as the new build would act as the anchor allowing the protected structure to remain in use by providing additional accommodation and services required to bring the nursing home use into line with specific requirements.

The current proposal seeks to fit as much as possible of the essential additional required accommodation to the sides and rear of the structure. There are three areas being proposed; left, right and rear of the Main House. The rear addition will be concealed for the most part by the house itself and the flanking wings will have significant screening due to the existing vegetation thereby minimising the visual impacts.

The proposal is for the new additions to be contemporary and clearly new additions to the existing structures. The detail allows for necessary and vital separation between the new and the old and reflects the original form of the building itself. The minimalistic treatment of the new elevations provides appropriate contrast to the existing and the same contemporary approach is adopted to the rear. It is proposed to finish the extensions in timber cladding this will allow a clear distinction of modern insertions to the site and also allows architectural interest with contrasting materials and elements.

An Energy Efficiency and Climate Adaption Design Statement has been provided as part of the planning application which is very much welcomed. The sustainable strategy includes a number of items, in particular the two items listed below are important in achieving the best environmental approach, these along with the continued and adaptative use of the site and existing building will ensure the long term viability and use of the existing building, therefore contribute to sustainable development;

- **Whole life cycle approach to the selection of materials used in the building with specific regard to the impact on the carbon footprint.**
- **During design and construction phases, using the environmental assessment methodologies principles to ensure that the buildings are developed holistically.**

The overall design, location, mass and treatment of the proposed new extensions allows the new additions to sit sensitively within the subject site. The proposed extensions will allow for minimal impact on the garden thus minimising the overall impact on the setting of the Protected Structure. It is considered that the proposed design proposals should address the

concerns of ABP and also allow the required standards of the existing Nursing Home and operations to be achieved therefore allowing the Nursing Home to remain in use.

It is considered that details of the materials, finishes and planting in providing an overall improved design landscape within the site should be submitted for approval and agreement prior to the commencement of development, thus ensuring the overall landscape design is completed to a high standard.

The proposed interventions within the existing built fabric of the Protected Structure have been given consideration in allowing the extensions to connect and provide the additional accommodation required in a sensitive way, ensuring the protected structure continues to be used long-term. It is considered that a brief Schedule of Works and Method Statement are submitted prior to development detailing the level of works required and how the works will be carried out adhering to best practice and principles. 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. Those areas being affected by new opes or widening of opes should be made good using the appropriate materials and methods.

Recommendation

It is recommended that the following conditions be attached to a grant of permission:

- The proposed development shall be carried out in accordance with the details and particulars provided. A Schedule of Works and Method Statement shall be provided detailing the proposed works within the Main House (Protected Structure, RPS Ref. 285).

Reason: A Schedule of Works and Method Statement are required to ensure that any works relating to protected structure are carried out using the correct methods and materials.

- 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. Those areas being affected by new opes or widening of new opes should be made good using the appropriate materials and methods.

Reason: To ensure works to a Protected Structure 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 Protected Structure will be protected during demolition of existing modern single-storey structure (west), site clearance/excavation and construction.

Reason: To ensure the necessary safety measures are put in place to safeguard the original built fabric of the protected structure and all architectural features.

- 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 Protected Structures to include external and internal features.

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 extensions prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these high quality designed elements. This should include full details on materials and finishes for all elements of the proposed new extensions and links. Images and samples for the timber cladding and treatment of same should be included. The overall design and location are considered acceptable but further confirmation of finishes is required in order to ensure the proposed design is executed as detailed.

Reason: To ensure the proposed design and materials being proposed are of high quality.

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 September 2021