

Palmyra: Proposed Extension and Renovations, New Home Office and Renovations

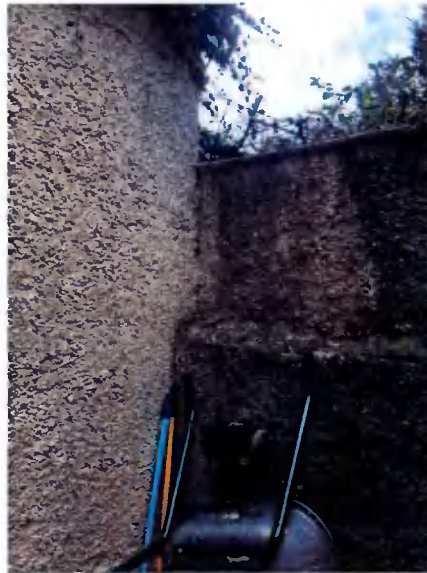
Response to Conservation Matters raised in Council's Additional Information Request, of 26-Aug-2021

The AI Request listed a total of seven Items that required a response.

Two Items (Nos. 3 and 7 (c)) related to Conservation Matters and this document is the response by Buchan Kane & Foley Architects to these two issue.

Item 3. Seeks clarification in relation to - Walls of the 19th C. burial site and laneway.

Response: The garden sheds will be demolished, removing roof and concrete block wall facing garden.



1. Shed wall on left - showing where it joins with the lane wall.



2 Interior of sheds showing lane wall at end, Cemetery wall on left and block wall on right. The end and left side walls will be retained, modern block wall on right will be removed. The corrugated roof, which will be removed, slopes right to left from the block wall to rest onto cemetery wall. Roof covering will be removed and disposed of by an Asbestos specialist



- 3 Corrugated cement sheets rest on timber beams, on timber wall-plate atop the cemetery wall. Beams sit on wall-plate, which sits on top of wall so roof structure, wall plate etc., can be removed with no impact upon cemetery wall, as no timbers are built into the structure.



- 4 Detail view of wall plate and timber beam.



5 Cemetery wall seen from inside cemetery showing shed roof resting on top of wall



6 Detail of roof resting on top of wall, showing cement cap to wall



- 7 Roof covering and timbers can be removed without damaging wall.
Ivy and other vegetation will be cleared from the wall
Existing capping will be repaired and any loose stones will be repointed in lime mortar



- 8 Corrugated roof of Garage resting on the southern wall of the 19th century cemetery
This is of similar construction as the shed roof and will be handled in the same manner
Roof removed and ivy and other vegetation will be cleared from the wall.
Wall repointed as required and capping repairs all in lime mortar.



- 9 Lane wall. Northern end of shed runs from approx the black pipe to the the brick pilaster. When shed is removed vegetation in this section will be removed and top of wall will be repointed and capped in lime mortar as necessary.

NOTE: All repairs to boundary walls will be completed by working from within the Palmyra grounds

Item 7 (c). Requested the Applicant of liaison with the Conservation Officer.

The Conservation Officer, Ms. Irenie McLoughlin, provided her comments in an e-mail of 1st. October. She expressed her general satisfaction with our proposals and continued to state that -
'... the only item that I would require is details and specification for the works, is on how the new extension is to be connected to the existing house. This should be provided as part of the AI response for Item 7 by way of a brief statement and specification if required'. (SEE Addendum on Page 6 below)

Response: Specification: Joining New Masonry walls to the existing external walls..

New masonry wall for the Extension

Where new walls are joined to existing masonry they shall be butted together with a soft joint. This will ensure minimal interference with existing fabric.

Approved stainless steel brackets will be set in mortar joints at every third layer of new blockwork, The existing wall will be drilled and brackets bolted into existing masonry to provide a secure flexible joint, all as directed by engineer.

The vertical joints shall be filled with a compressible bitumen based seal. Sealant to be recessed c. 25mm and joint finished in approved silicone filler.

Timothy Foley
B Arch. MUBC. FRIAI
Buchan Kane & Foley. Grade 1 Conservation Architects

November 2021

PTO - Conservation Officer's email attached

ADDENDUM

On 1 Oct 2021, at 11:33, Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie> wrote:

RE : REG REF: SD21B/0372 - Palmyra, Whitechurch Road Additional Information Request

Dear Tim,

I refer to your email relating to the request for AI under Item 7 which states that; Item 7 (c) requested "the applicant to contact the Architectural Conservation Officer and ascertain her requirements and submit these as further information".

Although Palmyra House is not included on the Record of Protected Structure the existing house and grounds are considered to be of architectural and historical interest. The site is located adjacent to Whitechurch Church and Graveyard. The level of detail and the completed Conservation Report which includes an architectural impact assessment and details of the proposed works to the existing building and the proposed extension are welcomed. The level of detail provided allows a proper assessment of the proposed works. As stated in the Conservation Report the house will be conserved, repaired and refurbished for continued use as a single family home. The works proposed will require some alterations to the original fabric as shown on the floor plans. It is considered that the works being carried out are adhering to minimal intervention principles and are considered to be acceptable.

The proposed two-storey extension has been suitably located to ensure a clear distinction between the existing property and the new addition. The overall design is considered to be of high architectural quality and its overall form and scale is sensitive to the existing building. The materials and clear contemporary design reflect the materials of the existing historic property but allow a contrast and architectural interest. However the only item that I would require is details and specification for the works is on how the new extension is to be connected to the existing house. These should be provided as part of the AI response for Item 7 by way of a brief statement and specification if required.

It is considered by the undersigned that the overall impact is minimal and that the proposed new extension and carport/home office will not cause any direct negative visual impact on the existing historic property (Palmyra) or the adjoining Protected Structure site (Whitechurch Church and Graveyard).

I would ask as part of the AI request the comments provided above are included as part of the AI request Item 7 in order to satisfy the Planning Authority that the Council's Architectural Conservation Officer was contacted in this regard. In addition that details are included with regard to how the new extension is to be connected to the existing house and how these works will be carried out without causing damage to the original fabric and ensuring that the area are made good using the correct materials and methods.

I hope the above provides the necessary guidance and comments with regard to the Request for Additional Information Item 7.

Kind regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council