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RIAI ACCREDITED CONSERVATION PRACTICE GRADE I

**Proposed works to:  
'WHITEHALL' - KATHARINE TYNAN HOUSE  
Kingswood, Dublin 24**



## **ARCHITECTURAL HERITAGE IMPACT ASSESSMENT REPORT**

**December 2021  
Revision A**

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## 1.0 Introduction

### 1.1 Background to this Report

This Architectural Heritage Assessment report on the property has been prepared to accompany a planning application for the following works to the Katharine Tynan house and site:

*refurbishment of the roof and external walls, reinstatement of windows and external doors, ceilings and floors, reinstatement of a conservatory and glazed porch (10m<sup>2</sup> and 5m<sup>2</sup> respectively), new internal stairs and doors, new services and sanitary accommodation; two new single-storey open-fronted structures on part of the footprint of earlier outbuildings with an enclosed area for toilets; 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.*

Revised drawings and reports on the existing house and proposals are as follows:

Client Hibernia Reit PLC:  
Hibernia Reit Response to RFI Document

Lotts Architecture:  
332-P01 Proposed Site Plan Rev D (1:500)  
332-P02 Proposed Ground Floor Plan Rev C (1:100)  
332-P05 Proposed Elevations Rev B (1:100)  
332-P06 Proposed Elevations and Sections Rev B (1:100)  
332-P07 Proposed Entrance Gates Plan Rev A (1:100)  
2021-05-25 332-19 Newlands Farm Architectural Heritage Assessment Impact Report Rev A

Murray Associates Consultant Landscape Architects:  
Landscape Masterplan: 1860\_PL\_P\_01  
Landscape Design Details Sheet: 1860\_PL\_DD\_01  
Tree Survey Plan: 1860\_PL\_TS\_01  
Arboriculture Protection Plan: 1860\_PL\_TS\_02  
1860\_Arbicultural Assessment\_Planning RFI

OCSC Consultant Engineers:  
H657-OCSC-XX-XX-SK-E-001-S4-P03 Electrical Proposed Site Lighting Layout  
H657-OCSC-XX-XX-DR-C-0100-A1-C01 Site Layout-Roads and Paths  
H657-OCSC-XX-XX-DR-C-0101-A1-C01 Site Layout-Visibility Splays  
H657-OCSC-XX-XX-DR-C-0102-A1-C01 Site Layout-Autotrack Analysis  
H657-OCSC-XX-XX-DR-C-0103-A1-C01 Site Layout-Autotrack Analysis  
H657-OCSC-XX-XX-DR-C-0104-A1-C01 Site Layout-Autotrack Analysis  
H657-OCSC-XX-XX-DR-C-0500-A1-C01 Proposed Drainage Design Layout  
H657-OCSC-XX-XX-DR-C-0501-A1-C01 Surface Water Catchment  
H657-OCSC-XX-XX-DR-C-0510-A1-C01 Proposed Drainage Surface Water Longsections  
H657-OCSC-XX-XX-DR-C-0511-A1-C01 Proposed Drainage Wastewater Longsection  
HG57-OCSC-XX-XX-DR-C-0700-A1-C01 Cross Sections & Build-ups  
H657-OSCO Katharine Tynan House Outdoor Lighting Report

JBA Ecology Consultants:

DWJ-JBAI-XX-XX-RP-BD-0003-A3-C02-AA\_Screening\_Newlands\_Farm

DWJ-JBAI-XX-XX-RP-BD-0005-A3-C01-EcIA\_Katherine\_Tynan\_House

## 1.2

### Summary Description

'Whitehall', the Katharine Tynan House is located on Ballymount Road, Kingswood. Katharine Tynan (1861-1931) was a poet, political activist and a significant figure in the early twentieth-century Irish literary movement.



Figure 1 Katharine Tynan, Chancellor 1880-1900, NLI

Whitehall is made up of a single-storey cottage, and an adjoining two-storey L-shaped structure, both dating from the early nineteenth-century. The cottage was originally thatched, with timber sash windows, and now has a modern metal protection roof. The two-storey structure has a pitched slate roof. Both structures are in a state of disrepair, with blocked openings. The area surrounding the house included ruined garden walls and some original planting. The house is enclosed by a steel security fence.

There are entrance gates to Whitehall on Ballymount Road, and a derelict gate lodge which is overgrown. An approach road leads from the entrance gates to the house. The historic entrance is not used and another entrance is located to the southwest.

## 1.3

### Protection Status

The Katharine Tynan House, or 'Whitehall', Ballymount Road, Kingswood is listed as a



protected structure (RPS ref. 197). The Gate Lodge is also listed as a protected structure.

'White Hall', and its gate lodge at the entrance on Ballymount Road, are recorded in the NIAH survey (NIAH ref. 11210002)

## PART I: DESCRIPTION OF EXISTING BUILDINGS

### 2.0 Historical Analysis

#### 2.1 Nineteenth Century

The lands of Whitehall, or 'White Hall' are illustrated on the 1837 OS map, in the townland of 'Garranstown or Kingswood'. Lands within the curtilage of the house are shaded. A gate lodge marks the entrance to the site, along a road to the east of the site, now Ballymount Road. The L-shaped house is approached via an avenue from the gate lodge. Two outbuildings are shown to the west of the house, and the area immediately surrounding the house is landscaped.



Figure 2 'White Hall', within the townland of 'Garranstown or Kingswood', 1837 OS map (blue dots denote protected structures)





Figure 3 'White Hall', curtilage outlined & shaded in red, 1837 OS map (blue dots denote protected structures)

The extensive lands of Newlands House and demesne are shown to the west of White Hall, with Belgard Castle and grounds located to the south of the Newlands estate.

The primary valuation of Ireland or Griffith's Valuation - carried out between 1848 and 1864 to determine liability to pay the Poor rate (for the support of the poor and destitute within each Poor Law Union) - provides detailed information on where people lived in mid-nineteenth century Ireland and the property they possessed



Figure 4 White Hall, Griffith Valuation Map, dating from mid century

The Griffith Valuation record sheet indicated a Richard Walsh as the principal resident on the site, and this consisting of a house, office(s) and garden (Figure 5)

PRIMARY VALUATION OF TENEMENTS.

No. on Map.	Letter or No. in Field Book.	Names of Tenants and Occupiers.	Names of Immediate Lessors.	Description of Tenement.	Content of Land.			Net Annual Value of Land.			Net Annual Value of Buildings.			Total Net Annual Value.		
					A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.
<b>FOX-AND-GESE COMMONS—con.</b>																
19	a	Michael Kenny, .	George Wright, Esq.,	House, offices, and land,	2	3	38	4	8	0	2	1	0	6	9	0
	b	Christopher Kenny,	George Wright, Esq.,	House and offices,	—	—	—	—	—	—	1	16	0	1	16	0
20	a	Ellen Clarke,	George Wright, Esq.,	House and garden,	0	1	27	0	15	0	1	5	0	2	0	0
	b	Ellen Magennis, .	George Wright, Esq.,	House and garden,	0	1	3	0	10	0	1	10	0	2	0	0
	c	Thomas Magennis,	George Wright, Esq.,	House and garden,	0	0	14	0	3	0	1	15	0	1	18	0
	d	Michael Carliff, .	George Wright, Esq.,	House,	—	—	—	—	—	—	1	8	0	1	8	0
				Waste,	0	1	15	—	—	—	—	—	—	—	—	—
21		Michael Flood, .	Free (a common),	House, office, & garden,	0	2	39	1	6	0	17	5	0	18	11	0
		James Caffrey, .	Free (a common),	House and garden,	0	1	26	0	18	0	4	5	0	5	3	0
		James Flood, .	Free,	House,	—	—	—	—	—	—	1	0	0	1	4	0
22	a	Ety Spelman, .	Free,	House and garden,	0	0	26	0	4	0	1	0	0	1	4	0
	b	Anne Spelman, .	Free,	House and garden,	0	0	22	0	3	0	1	16	0	1	19	0
	c	Roe Spelman, .	Free,	House and garden,	0	0	6	—	—	—	1	6	0	1	6	0
	d	Christopher Spelman,	Free,	House,	—	—	—	—	—	—	0	17	0	0	17	0
	e	Christopher Moleay,	Free,	House,	—	—	—	—	—	—	1	0	0	1	0	0
23		Thomas Conway,	Marquis of Lansdowne,	House, office, and land,	3	3	29	5	15	0	4	0	0	9	15	0
24		John McDough,	Marquis of Lansdowne,	Land,	8	1	35	14	18	0	—	—	—	14	18	0
25		William Brannan,	Marquis of Lansdowne,	House, offices, and land,	3	1	27	6	1	0	3	0	0	9	1	0
26		Joseph Farrer,	Marquis of Lansdowne,	Land,	7	3	8	13	9	0	—	—	—	13	9	0
	a	Richard Kearacy,	Marquis of Lansdowne,	House and garden,	0	1	14	0	11	0	2	2	0	2	13	0
27		Patrick Kelly, .	James Singleton,	House, offices, & garden,	1	1	22	3	1	0	4	6	0	7	7	0
28	a	William Hudson,	Marquis of Lansdowne,	House, offices, & garden,	0	1	18	0	16	0	2	3	0	2	18	0
	b	John Carham, .	James Singleton,	House and offices,	—	—	—	—	—	—	5	7	0	5	7	0
				Waste,	0	0	13	—	—	—	—	—	—	—	—	—
29	a	William Johnson,	Free (a common),	House and land,	0	2	13	1	5	0	1	14	0	2	10	0
	b	Thomas Johnson,	Free,	House,	—	—	—	—	—	—	1	0	0	1	0	0
	c	Bryan Halleran,	Free,	House,	—	—	—	—	—	—	1	2	0	1	2	0
	d	Patrick Barrett, .	Free,	House,	—	—	—	—	—	—	1	0	0	1	0	0
Total, . . .					105	1	10	199	16	0	122	16	0	322	12	0
<b>GIBRALTER.</b>																
1		William Figgis, Esq.,	Rev. John Wm. Finlay,	Land, . . .	15	3	21	22	17	0	—	—	—	22	17	0
		Rev. John Wm. Finlay,	In fee,	Land, . . .	1	2	3	2	4	0	—	—	—	2	4	0
2		Michael Ledwich,	Benjamin Burton, Esq.,	Land, . . .	5	0	11	8	14	0	—	—	—	8	14	0
Total, . . .					22	1	35	33	15	0	—	—	—	33	15	0
<b>KINGSWOOD.</b>																
1		Joseph Fishborne,	Wm. Caldbeck, Esq.,	Offices and land,	22	0	20	44	0	0	12	10	0	56	10	0
2		Richard Walsh, Esq.,	Henry D. Trant, Esq.,	Land, . . .	12	3	21	24	15	0	—	—	—	24	15	0
	a	James Pierce,	Richard Walsh, Esq.,	Office and garden,	0	0	31	0	8	0	0	14	0	1	2	0
	b	John Connor, .	Richard Walsh, Esq.,	House and office,	—	—	—	—	—	—	1	10	0	1	10	0
	c	Charles Dempsey,	Richard Walsh, Esq.,	House,	—	—	—	—	—	—	1	18	0	1	18	0
	d	Anne Walsh, .	Richard Walsh, Esq.,	House, . . .	—	—	—	—	—	—	1	6	0	1	6	0
Total, . . .					35	0	32	69	3	0	18	7	0	87	10	0

Figure 5 Griffith Valuation record sheet (Kingswood, property 2)

The maps associated with the Valuation shows the single-storey portion of the house extended to the east with the addition of the room in that position that remains today. It also more the outbuilding footprints in more detail. The walled garden east of the house shows a cruciform planting layout (Figure 4).

## 2.2

### Twentieth century

The 1901 Census of Ireland, recorded Andrew Tynan (farmer and head of family) and Elizabeth Tynan (daughter), with one servant, in the house on the night of 31<sup>st</sup> of March.

The census B.1 form recorded 6 rooms in the house, with 4 windows to the front. The B2 form recorded 3 stables, 1 cow shed, 1 coach house, 1 fowl house, 1 barn, 1 potato house and 4 sheds.

A photograph published in 1902, shows the single-storey part of the house having a thatch roof, and a rear elevation with conservatory and large bay windows (Figure 6). The thatch roof was later replaced by a slate roof supported on a sawn timber structure resting on heightened perimeter walls.



Figure 6 White Hall, 1902 (*Donahoe's Magazine*, vol. XLVII, no. 4, April 1902)

The 1907 Ordnance Survey maps shows additional outbuildings to the north gable of the house and further enclosure of the farm yard to the east with a C-form outbuilding arrangement. (Figure 7). Otherwise the plan arrangement is the same as shown in the earlier maps.

Today the lands to Whitehall are reduced, as can be seen on the 2019 Google earth map (Figure 8), though the field patterns and landscape features remain evident. The gate lodge is a ruin and overgrown, and the outhouses to the west of the house are no longer extant.

An additional road has been introduced within the lands of Whitehall, allowing access a distance to the southwest along the Ballymount Road.



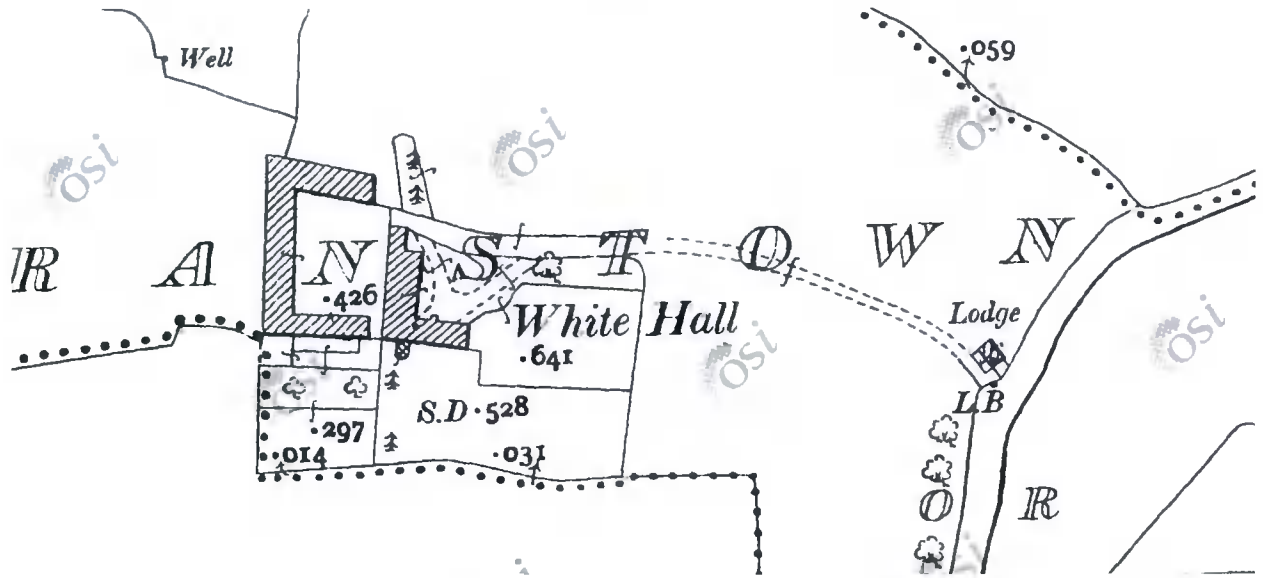


Figure 7 'White Hall', Garranstown or Kingswood, 1907 OS map



Figure 8 White Hall, 2019 Google Earth map (blue dots denote protected structures)

### 3.0 Architectural Inventory

This inventory should be read in conjunction with the photographs in Section 5.0 and survey drawings:

- 332-S01 Existing Site Plan (1:500)
- 332-S02 Existing Ground Floor Plan (1:50)
- 332-S03 Existing First Floor Plan (1:50)
- 332-S04 Existing Roof Plan (1:50)
- 332-S05 Existing Elevations (1:50)
- 332-S06 Existing Elevations and Sections (1:50)

### 3.1 Building layout and evolution

Whitehall is made up of a single-storey cottage, and an adjoining two-storey L-shaped structure, both dating from the early nineteenth-century. The entrance was located at the internal corner of the L-plan where the stairs was also located. The rooms at ground floor level connect directly to one another with no evidence of separating corridors. The room to the east end is a mid-nineteenth century addition. The first floor has a narrow corridor leading from the stairs space that connects to three bedrooms.

The cottage was originally thatched, with timber sash windows, and now has a modern metal roof. The two-storey structure has a pitched slate roof. Both structures are in a state of disrepair. Window openings to both floors have been blocked up.

Outbuildings arranged in a u-form to the west of the house are no longer extant. Outbuildings attached to the north gable of the two-storey section of the house are no longer extant. Garden walls remain to areas east of the house and a well is located to the northwest.

The area surrounding the house is now enclosed by a steel security fence. There are historic entrance gates and overgrown remains of a derelict gate lodge on the Ballymount Road.

### 3.2 Roof Coverings and Structure

The roof to the two-storey section of the house is covered with natural slate and clay ridge tiles, which may be of original date. Large areas are intact.

The north and east gables have barge copings of stone, largely remaining in position. The chimney stacks are rendered with clay chimney pots. Half-round cast-iron gutters remain to the west and south sides of the two-storey roof. No downpipes are evident.

The east-facing pitch of the slate roof has been damaged by a fire with an area having no slates and allowing water ingress. Otherwise slates have slipped and broken in areas throughout the slate roof.

The roof structure is of sawn timbers. Some have been exposed and are decaying. The roof structure remains straight with no evidence of major sagging.

The roof to the single-storey section of the building was originally thatched. There are remains of a few rafters that supported the thatch roof set into the walls, this would have



had a low eaves level and can be seen in historic photographs (Figure 11). The perimeter walls of the thatched house were heightened and an additional timber roof structure was added at higher level to carry a slate roof. This was a typical alteration for thatched houses and was carried out to provide a more durable and lower maintenance roof covering. The original timber structure at the lower level remained as support for a timber sheeted or lath-and-plaster ceiling.

The existing roof structure is of sawn timber rafters set at close centres with some ties at high level. There is evidence of remaining slates fixed to timber battens that are now covered by profiled metal sheeting to protect the structure below. The timber structure remains relatively straight with no evidence of major sagging.

The chimneys are rendered and had clay chimney pots. The east gable has clay tiles on its barges (Figure 15).



Figure 9: View from west



Figure 10: North gable with stone barge copings

Figure 11: View from east with damage to roof



Figure 12: View from south of garden elevation

Figure 13: View from north of main elevation



Figure 14: Main chimney stack

Figure 15: Barge detail



Figure 16: Roof structure (room G04)

Figure 17: Roof structure (room G04)

### 3.3

#### External walls

The ground floor walls are of rubble stone with openings dressed in yellow brick. The upper floor walls are of brick. The walls are generally straight with no evidence of major cracking.

The external finish is a roughcast lime render with a pebble-dash render in some areas. The render is in a poor state, especially at roof junctions and at



door and window openings.

Window and door openings have timber lintels, some with brick relieving arches. The window openings have mix of flush and projecting stone sills. Historic images show a mix of large glazed projecting bay windows to the single-storey part of the structure. These have been removed and some of the openings no longer retain their lintel supports. In some of these, the walls above the openings have collapsed or are sagging.

The windows and doors are no longer extant and the openings have been secured against ingress with concrete block and metal sheets.



Figure 18: North and west sides of two-storey section    Figure 19: South elevation



Figure 20: South elevation of single-storey section



Figure 21: East and north elevations of two-storey section



Figure 22: East elevation of single-storey section



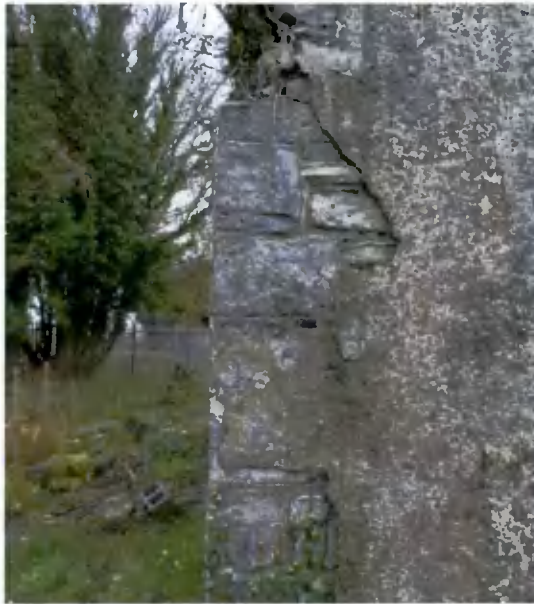


Figure 23: Corner detail



Figure 24: Detail of west elevation

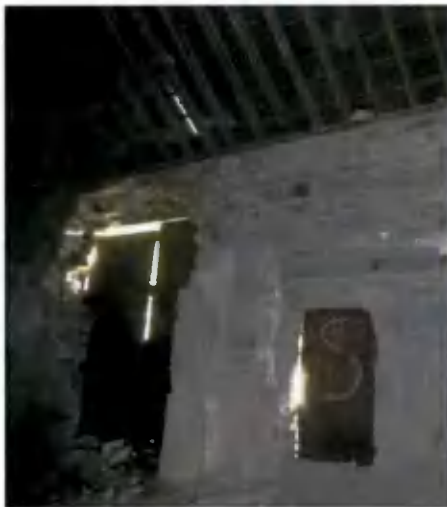


Figure 25: Missing lintel and weakened timber lintels above openings on north elevation



Figure 26: Decay of lintel over large window opening on south elevation



### 3.4 Chimney Stacks and Flues

These are located at:

- The north gable of the two-storey section in rooms G06 and 101
- The east internal wall in rooms G02 and 103
- The gable wall of the two-storey section in room G03
- The east internal wall in room G04
- The east gable wall of room G05

The chimney stacks are intact, they have a simple form, some with projecting collars, and are rendered. Most have lost their clay chimney pots.

The only flues accessible to inspection were at ground floor in the single-storey part of the house. They are both brick lined with large flues. They appear to be unblocked with no areas of collapse.



Figure 27: Flue in chimney in room G04



Figure 28: Flue in chimney in room G05

### 3.5 Internal Walls

Refer to the images in Section 5.0 and survey drawings

*Room G01:*

These are storage rooms located off the kitchen. The wall separating room B and C is of recent type. It consists of steel uprights (I-sections) attached to the timber joists of the floor above. The lower section is infilled with rendered brick to mid height and some timber boarding infill in the section above still remain. Metal brackets and a slatted shelf are attached to the wall in room B. The assembly is stable.

*Room G02:*

This is the former kitchen. The wall separating rooms G01 is one storey high and has a square-headed door opening to each of the rooms behind. It is constructed of brick and rendered. It stands straight with no areas of serious cracking.

The wall separating room G02 and G03 is full height and continues to the floor above. It has a square-headed door opening connecting the two spaces. It is constructed of rubble stone with brick dressing to the door opening, which has a timber lintel. The chimney breast has been closed with concrete block and two openings for a stove or

range. A niche is located to the south corner of the wall where a boiler may have been located. The walls stand straight with no areas of serious cracking.

Room G03:

This is the former entrance hall and stair hall. The wall to the side of room A is constructed of rubble stone and brick. The fireplace has been removed and a large irregular opening remains. Some of the hearth and fire grate remain.

Likewise, the wall to the side of room G04 is damaged due to the removal of the fireplace in room G04. It is constructed of rubble stone and brick with a brick dressing the single door opening connecting to room G04. This has a square-headed opening with a timber lintel.

Both wall are straight with no areas of serious cracking are evident. The walls also retain a decorative picture rail continuous to all sides of the room.

Room G04:

This is the former living room. The wall on the side to room G03 has been damaged following the removal of the fireplace in room G03. It reaches to the height to the underside of the original thatched roof with a gap between it and the later and higher slate roof. The wall is constructed of rubble stone and brick and a section of the upper part of the wall has been removed. The finishes indicate that the space had a low ceiling with a sloping edge on either side of the long sides of the room. The wall is straight and shows no serious cracking.

The wall on the side to room G05 also reaches to the lower level of the original thatched roof and is constructed of rubble stone. It includes a chimney breast with a large opening and sloping upper flue. The sides of the fireplace have been damaged. The door opening north of the fireplace connects to room G05, it is dressed in brick and has a brick arch. The wall is straight and shows no serious cracking.

Room G05:

The internal wall in this location is shared with room G04. The finishes indicate that the space had a low ceiling with a sloping edge along the side of the external walls.

Room 101 & 103:

These are the former bedrooms. The internal timber stud wall dividing bedroom 103 from bedroom 101 is no longer extant. The timber stud wall of the corridor (room 102) that connects the bedrooms remains. The walls are extensively damaged following a fire and later removal of timber studs and lath-and-plaster finish.

Bedroom 103 and bedroom 104 share the upper part of the wall that divides rooms G02 and G03 below. It is constructed of brick and continues the chimney breast from below and has back-to-back fireplaces. The side south of the chimney breast was once closed with timber studs with lath and plaster finish, these have been removed. The wall stands straight with no signs of servious cracking. The roof above has failed and exposed it to water ingress.

Room 104:

This was a small bedroom. This shares a timber stud wall with the hall corridor on the north side. This has been largely demolished with portions of the timber studs remaining.

Room 102:

The hall corridor connects all the first floor rooms. The shared internal wall situations have been described above. An arched opening in the brick wall separates rooms 103 and 101. It has decorative plaster corner moulds and impost profiles. This echoes the decorative plaster moulds on the ceiling above. Though smoke stained, the form and ceiling lath-and-plaster finish are intact.

3.6

Floors

The ground floors were originally raised timber on sleeper walls, no original floorboards or joists remain. Evidence of the sleeper walls is particularly clear in room G05.

The subfloors change in level in the centre of G04. There is also a difference in level between rooms G04 and G05. This will need further investigation to ascertain the original layout.



Figure 29: Remains of sleeper walls in Room G05



Figure 30: Stairs opening in first floor joists above Room G04 and above Room G01

The first floor structure of cut timber joists, they are largely intact with little evidence of decay. There are no remaining floorboards, these appear to have been systematically removed. In the hall, trimming joists mark an opening for the original dog-leg stairs. The joists show remains of laths to the underside to which the ceiling plaster was once fixed.

## 4.0 Features and Fittings

### 4.1 Windows and Doors

These have been removed throughout the house. Internally there are some remains of internal timber door frames to rooms G03 and G01 (Fig. 32 & 33).



Figure 31: Door frame in room G01



Figure 32: Timber casement window in room G01



Figure 33: Timber lining to window in room G03



Figure 34: Timber lining to window in room 102

There are remains of internal timber linings in some window openings (Figure 33 & 34).

### 4.2 Glass Conservatory and Bay Window Projections

The house originally had a glass conservatory and two projecting bay windows on the south elevation and one projecting bay window on the north elevation.

The bay windows shown in historic images are no longer extant. The parapet wall to the north side of room G05 indicates the position and profile of the external corner (Figure 35).

A clay tile floor and kicker wall remain to the former conservatory off G03. This has a large granite threshold to the former entrance at the south end of the conservatory (Figure 36).

A similar tiled floor and stone threshold remains to the bay window of room G04 (Figure 37)





Figure 35: Bay window of room G05



Figure 36: Former conservatory beside room DG03



Figure 37: Floor of bay window in room G04



#### 4.3 Internal plaster finishes

Most ceilings have been entirely removed. There are remains of the lath and plaster ceiling to the first floor rooms. Decorative features remain to the ceiling of the first floor hall corridor. Nail marking remain to the underside of joists indicating the use of lath and plaster to the ceilings of the ground floor (Figure 38).



Figure 38: Ceiling above stair hall at first floor (room 102)

#### 4.4 Stairs

The historic stairs have been removed. The wall in the entrance hall indicates the position of the lower leg of the stairs.



Figure 39: Wall marking of dog-leg stairs in hall (room G03)

#### 4.5 Building Services

No sanitary services remain and a percolation system or mains drainage system was not found. A water supply system was not recorded. No electrical services are evident. The

heating system consisted of open fires. The kitchen may have had a stove and hot water heater. There is no indication of a hot water radiators.

#### 4.6 Hazardous Substances

No asbestos was recorded but the property may contain some asbestos-based materials in one form or another. It is recommended that a specialist asbestos survey should be undertaken in advance of any works in order to determine the type and location of any asbestos materials, and to enable appropriate health and safety measures to be taken during the works, and in the disposal of the hazardous material.

#### 4.7 Garden Walls and Gates

A number of low garden walls remain to the east and south of the house. These connect with tall walls directly to the east which may have been part of a walled garden. They are of rubble stone with some brick dressing. Cappings are of profiled render and slate. Some of the walls have a roughcast render coat. These are damaged and have collapsed in a few areas but are largely intact and stable.



Figure 40: Garden wall at east gable



Figure 41: Garden wall at east gable



Figure 42: Walled garden east of house



Figure 43: Gate in walled garden wall

4.8

**Paving**

Fine granite and sandstone paving is to be found at the west side of the house. This extends from the house a good distance to the north. Further investigation is required to map the extent of paving in the historic gardens.



*Figure 44: Stone paving at west side of house*



*Figure 45: Paving extending north of house*



## 5.0 Room Photographs

### Room G01 (west side)



North, east and west elevations

South elevation

### Room G01 (east side)



North and west elevations

East and south elevations

**Room G02**



North elevation



West elevation



South elevation



East elevation

**Room G03**



North elevation



West elevation





South elevation



East elevation

Room G04



North elevation (LHS)



North elevation (RHS)



West elevation



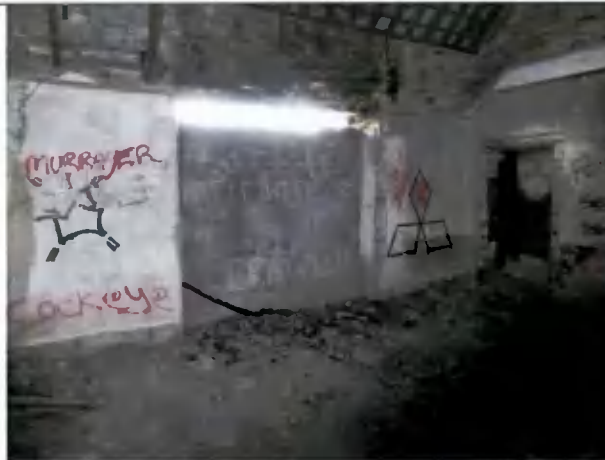
East elevation





South elevation

Room G05



North elevation



West elevation



West and south elevations

**Rooms 101 & 103**



North and west elevations



West elevation



East elevation (Room 103)



East elevation connecting corridor to Room 104

**Room 102**



West elevation	East and south elevatiions
	
South elevation	North elevation

<b>Room 104</b>	
	
North elevation with corridor (room 102) beyond	South elevation seen from Room 103



## PART II: PROPOSED REUSE AND REFURBISHMENT WORKS

### 6.0 Conservation Work and Proposed Interventions to the house and setting

The proposal is to refurbish the structure for community use. This means a change of use from its former use as a dwelling with farm outbuildings.

The change of use will entail the following:

- Reuse of the ground floor for community uses such as education, meeting rooms, exhibition, readings, exercise etc.
- Reuse of the first floor for storage purposes such as furniture and other materials in order to devote the ground floor to community use only.

Alterations to the historic structure will entail:

- Provision of a new stairs, compliant with the Building Regulations. The historic stairs are no longer extant and in their former position would not allow for required stairs width, landings and headroom. The new stairs will be located in the same room but to the south end of that room. This will require making an open hall above and removal of the historic floor to room 104. The well opening for the historic stairs will be closed and form part of an extended landing at first floor level.
- Construction of new toilets in the former services north end of the ground floor (room G01) to make provision for the abled and disabled users.
- Installation of new floors throughout the ground floor
- Reinstatement of external windows and doors to historic profiles
- Refurbishment of external render and interior plastering
- Installation of internal timber door to historic profiles
- Repair of damaged fireplace openings and installation of mantle pieces where feasible
- Provision of new mechanical and electrical services throughout

Alterations to the setting will entail:

- Construction of single-storey open-fronted and enclosed structures to the north and west of the house on the footprint of the no-longer-extant outbuildings that will offer shelter for outdoor community activities and provide required rooms for bin storage, plant, ESB substation and toilets. These will be simple structures that recall the expression and simplicity of the historic outbuildings.
- Construction of new toilets in part of the existing building, room G01.
- Refurbishment of the historic rubble-stone garden boundary walls and reinstatement of iron gates in their historic locations.
- The ruined boundary wall and walls of the lodge at the historic entrance block the required safe sightlines onto the Ballymount Road. Therefore, it is proposed to upgrade the recent entrance southwest of this that is currently being used as a farm entrance for use by the Katharine Tynan House. This will not require alterations to the lodge or historic boundary wall, and no removal of valuable trees along the road boundary. The track between the upgraded entrance and house will be upgraded for vehicle and cycle use with a separate path for pedestrians.
- Provision for 12 no. car parking spaces east of the historic walled garden which include 3 no. accessible parking spaces, 2 no. electrical points and provision for

spill-over car parking and bus parking in the same location. Bicycle parking accommodating 16 no. bicycles will be located adjacent to the proposed car park.

- Installation of a security fence around the site of the house with new gates to the upgraded entrance on the Ballymount Road.
- Lighting to the upgraded entrance, upgraded avenue, car park, front and rear gardens and new 'outbuilding' yard to allow for safe use.

The proposed alterations and conservation work would be carried out according to the methodology outlined below.

## 6.1 Conservation Principles

All works to the building to be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. The following basic principles should be adhered to at all times:

- Conservation work should be based on an understanding of the building and its historical development and the primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible.
- Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

## 6.2 Concealed Features

Concealed features of interest must be expected behind any modern linings or floor coverings as may not yet have been opened up.

All removal of such coverings and linings to be done under direction of the conservation architect. Only modern material to be removed, and underlying historic fabric to be inspected by the conservation architect before further work is carried out.

During the works care to be taken at all times to avoid damage to features which may lie concealed behind later finishes, fittings, duct casings, etc. Any earlier feature such as blocked openings, door heads, plaster remains, joinery or plaster profiles to be drawn to the attention of the conservation architect immediately, and further instruction awaited before proceeding.

## 6.3 Demolition work

Prior to any demolition, all fabric which is to be demolished to be clearly marked by contractor, and reviewed and approved by conservation architect.

All demolition to be undertaken carefully to avoid collateral damage.

## 6.4 External Repairs and Alterations

### 6.4.1 New Windows and Openings

New windows joinery which is to be fitted in existing openings to be replicated the detail typical of the date of the opening, i.e. new sash windows in 19th century openings to replicate 19th century joinery detail, new bay windows to follow form shown in historic image. This applies also to the entrance conservatory to the front elevation of the house and to the garden conservatory to the rear.

Reinstated windows to be double-glazed in a manner that does not detract from the character of the protected structure.

### 6.4.2 Render Repairs

All repairs or making good to external render to be in lime-sand, e.g. using NHL3.5 traditional hydraulic lime and coarse graded buff-coloured sand aggregate, with smooth ruled-and-lined finish. Samples of all materials and method to be provided in advance for approval by conservation architect.

Non-historic areas of external render to be hacked off and replaced with lime render to conservation architect's detail and specification.

### 6.4.3 Scaffolding

No fixings to be fixed into the walls of the house. Scaffolding to be propped and supported from ground level.

## 6.5 Works to roof

### 6.5.1 Repair works to roof

Conservation repair works were carried out to the two-storey section of the building supported by the 2021 Built Heritage Investment Scheme, in order to make it water tight. Existing slate were retained and completed with natural slate to match. The supporting timbers to the single-storey part of the building are currently protected by a metal sheeting.

Any damaged timbers are to be repaired and if necessary replaced on a like-for-like basis. There are remaining timber eaves boards on the south or garden elevation.

A natural slate roof is to be reinstated on the single-storey section of the house. Chimney stacks to all sections are to be refurbished and clay chimney pots reinstated.

Any subsequent works to the roof to follow conservation principles, as set out in Dept of Arts Heritage Regional Rural and Gaeltacht Affairs (DAHRRGA) *Architectural Heritage Protection Guidelines*. Works to be specified and carried out in close consultation with the RIAI Grade I accredited conservation architect.

## 6.6 Internal Alterations

### 6.6.1 Internal plastering and coatings

Internal plaster remains on some of the internal walls, any historic decorative features have been removed save for a coved ceiling to the first floor above the stairs and landing.



There are some remains of lath and plaster to the ceilings of the first floor.

- The first floor decorative ceiling above the stairs is to be retained
- All wall plasters to be repaired/reinstated with traditional lime plaster, non-hydraulic or naturally hydraulic NHL2 lime-sand plaster, to conservation architect's specification.
- Ceilings: Where historic lath and plaster is found to survive, repair like-for-like with traditional lime plaster and riven lath to conservation architect's specification.

#### 6.6.2 Internal Floors

- Historic floor joists to the first floor are to be retained where these survive.

#### 6.6.3 Internal Joinery and Other Features

- Original stairs, doors, architraves, window joinery, cornices, fireplaces and floors have been removed. It is intended to replace these in a manner fulfilling modern requirements and to the appropriate historic detail.
- New doors, architraves and skirting boards to recreate typical joinery profiles of the appropriate period, following detailed drawings by the conservation architect.
- Window shutters to be reinstated where lost to the appropriate historic detail.

#### 6.6.4 New partitions

New partitions to be of contemporary construction with timber studs and plasterboard.

### 6.7 Structural Alterations

- New openings in historic walls to retain as much of the historic fabric as possible.
- Edges of new and damaged openings to be built up using recycled or modern bricks laid in lime mortar. Cast concrete not to be used.
- Any works to existing historic structure are to be specified and overseen by a conservation engineer.

### 6.8 Installation of Building Services

- Existing services risers to be retained, and upgraded.
- All new distribution pipes and cables to be laid beneath floorboards or in ducts in solid floor. Boring and notching of joists to be kept to a minimum and to follow the structural engineer's specification.
- Electrical services and plumbing to be located to cause minimum chasing or openings in the historic structure. Cabling to be laid in conduit within wall plaster and in cavities within box skirting boards.
- Wall chases to be narrow and shallow as minimum needed to accommodate services. Chasing or core drilling as may be needed to be carried out under direction of conservation architect. Chases to be closed using lime plaster with smooth finish coat to match existing.
- Radiators positions in historic spaces to the first floor to be selected to enhance the visual appearance of the spaces, e.g. beneath windows.
- Lighting in historic spaces to reflect the historic character of the rooms. Free-standing lamps to be used to minimise chasing of walls.

**6.9 Fire Safety**

Fire detection to be by means of a conventional smoke detection system, wiring to be laid beneath floorboards and detectors to be positioned discretely on ceilings.

## 7.0 Justification for Proposed Interventions

### 7.1 Conservation Approach

Refurbishment work and repairs to the historic fabric and reinstatement of historic elements to follow the foregoing conservation methodology.

The proposed works to represent an opportunity to revive use of the house, to enhance its appreciation and association with Katharine Tynan, to better understand the historic fabric and significance and to secure a sustainable future.

Restoration of lost elements is proposed in historic architectural style based on documentary research and physical evidence, with the aim of enabling the hidden quality of the historic structure to be appreciated.

The proposed additions are intended to enhance the historic structure by providing covered outdoor spaces for community use in a manner reminiscent of the no-longer existing outbuildings, without compromising the significance and context of the building.

The lodge will not be part of the proposed development and will be left untouched by construction traffic and construction activity, as the recent entrance to the southwest will be used.

Garden features; walls, gates and well are to be retained and refurbished. The gardens are to be made available to the community for horticultural activities.

Historic tree planting of significance are to be retained. Hedge rows are to be retained.

The recent or non-historic entrance on the Ballymount road is to be upgraded with gates and a pedestrian path will be provided to one side of the road connecting the gate with the historic avenue near the house.

### 7.2 Works to exterior

#### 7.2.1 Elevations

- Repair and restoration of existing historic window and door openings
- Provision of new timber sliding sash windows in the wall openings and in the former bay window locations. There are two bay windows on the rear or garden elevation and one on the front elevation. Designs to follow those shown in historic image.
- Lime render finish to match existing
- New timber framed conservatory to the front and rear elevations including refurbishment of the existing decorative clay tiled floors

#### 7.2.2 Rationale for works to exterior

The provision of new windows and doors, conservatories and lime rendered walls will greatly enhance the character of the existing protected structure.

### 7.3 Works to roof

#### 7.3.1 Repair works to historic roof

Conservation repair works to the damaged roof of the two-storey section of the house



were carried out with support of the Building Heritage Investment Scheme 2021. Proposals to slate the roof of the single-storey section are part of this application.

#### 7.3.2 Rationale for works to roof

The roofs have suffered damage from neglect and fire damage. There was a thatched roof on the house on the single-storey section before the 1920s and a new sawn timber structure was installed on raised exterior walls. The proposal is to install natural slate again on the single-storey section to fit with the later roof and walls arrangement. The use of slate will tie both sections of the house together visually.

### 7.4 Works to improve thermal efficiency of the house

A breathable limecrete floor and underfloor heating will be provided throughout the existing ground floor and the floor of the garden conservatory. Free-standing radiators will be provided below window openings to the first floor.

Breathable calcium silicate board insulation, or wood fibre board, will be fitted to the internal surface of all external walls where possible, and where it does not detract from the character of the house. Any rooms with decorative features will remain uninsulated.

The roof space will be fitted with high-performance insulation.

The new windows and external doors will be fitted with double glazing.

#### 7.4.1 Rationale for works to improve thermal efficiency of the house

The provision of a limecrete floor will ensure a breathable dry ground floor throughout the house. The provision of underfloor heating will allow an efficient method of heating the spaces throughout the ground floor and extension, and will minimise the need for radiators.

The provision of breathable calcium silicate insulation, or wood fibre board, will greatly enhance the thermal performance of the structure and will ensure that the rooms within the house retain heat, while preserving the breathability of the historic structure.

These works will not, in our opinion, detract from the character of the house, will ensure that the house serves as a comfortable, dry, warm building.

### 7.5 Provision of single-storey outbuildings

Single-storey open-fronted outbuildings are proposed to the north gable of the historic house. These will serve as covered outdoor activity spaces for community use. As mentioned they will be open to one side except for an area that will house a male, a female and a disabled accessible toilet.

The new outbuildings will be located on the footprint of historic outbuildings that are no longer extant. These are likely to have been removed in recent decades when the house fell into disuse. The proposal seeks to use that part of the historic footprint shown in the mid-nineteenth century maps (Figure 4) rather than the full extent of outbuildings shown in the Ordnance Survey of 1907 (Figure 7). It is felt that the area (423m<sup>2</sup>) will provide adequate space for community use, the arrangement will give good spatial definition to a yard space, reminiscent of its past layout, and no excavation for building will take place near the valuable historic trees to the north of the yard space. A tree survey has identified these as areas where root disturbance would endanger the trees.

### 7.5.1 Rationale for provision of single-storey outbuildings

The provision of the single-storey outbuildings will allow increased community use and will be useful for horticultural activity associated with the historic gardens. The open-fronted arrangement will allow maximum accessibility and flexible use.

The materials proposed are rendered and painted blockwork walls, slate roofs on exposed timber structure with supporting painted metal columns. These echo those found in outbuildings and historic open-fronted structures (Figure 46)



Figure 46: Historic roadside shelter at St.Paul's RC Church in Emo village, Co Laois

Together with the strategy of retaining historic trees, garden walls, the outbuildings will give a fuller impression of the historic farm and house arrangement and anchor it visually into its context.

### 7.6 Provision of new stairs

The historic stairs in room G03 is no longer extant. It has left no footprint in the space, but some markings on the north wall indicate the location of a string. This indicated a dog-leg arrangement that allowed for head clearance to the door opening to room G04. Having drawn this layout of the stairs, it is apparent that it would not meet the requirements outlined in the *Technical Guidance Document K: Stairways, Ladders, Ramps and Guards* nor *Technical Guidance Document M: Access and Use*, and that another arrangement would be necessary.

#### 7.6.1 Rationale for provision of stairs

The arrangement that meets the regulatory requirements mentioned above is shown in plan 332-P02 Proposed Ground Floor Plan (1:100). This also considers the following:

- The stairs are located in the same space as the historic stairs
- Locating the stairs in another room would have a negative impact on those spaces and on the historic plan arrangement
- Disturbance to the upper floor historic plan arrangement is kept to a minimum with no intervention to the larger rooms (101 & 103) but with the removal of small bedroom (104).
- The historic corridor/landing (102) and the decorative plaster framing to the

ceiling above will not be impacted by the new stair arrangement other than filling in of the floor in the position of the former stairs.

With these considerations in mind, the impact on the historic fabric and room layout is kept to a minimum.

## 7.7 Structural works

The walls of the structure shows no major cracking or subsidence. However, timber lintels have been removed to some of the larger exterior ground floor window openings. These will have to be replaced.

Removal of mantelpieces has left damaged walls to the chimney breasts. These will be made good with new lintels and the fireplace openings will be recreated.

All structural strengthening works to be specified and overseen by accredited conservation engineer.

## 7.8 Mechanical and electrical services

The existing services will need to be assessed and upgraded in accordance with conservation principles listed above.

The following works will require new mechanical and electrical services:

- Heating source
- Underfloor heating throughout existing ground floor
- New lighting and electrical services throughout the structure
- New sink to room G02
- New toilets in room G01
- New toilets in the new outbuilding G06
- Solar panels on roof of new outbuilding west of the historic building. No solar or electro voltaic panels are to be located on the roof of the historic structure or on the new outbuilding to the north gable.

Where possible new cables will be laid under new plasterwork in walls and in floors and ceilings. The rubble stone walls are not suitable to being chased for larger pipe and cable installations. In the event that these are surface mounted, it is proposed to design a layout that caused minimum visual impact to the interiors.

## 7.9 Compliance with Statutory Regulations

### 7.9.1 Fire Safety

As the development is for a new use for the community and will be a place of assembly, a Fire Safety Certificate will be required for these works.

### 7.9.2 Universal Access

The existing raised timber floors at ground level have been removed from the house. The inspection of the structure indicates no change in level to the ground floor. It is proposed to install new floors at one level only.

Door openings throughout the house will allow for wheelchair access.



A disabled accessible toilet will be located in the north end of the ground floor of the house, in a space that was a service or storage space in the historic floor plan arrangement. Two other toilets will be located in the same space. This location of toilets was chosen so as not to impact the main rooms of the house.

The upper floor will be reached by a new stairs located near the position of the historic stairs that is no longer extant. This will be indicated in the design to meet requirements for ambulant disabled access.

There are three rooms in the upper floor of the historic house; one small and two medium sized bedrooms. It is proposed to remove the small bedroom to provide space for the new stairs. The other two rooms will be used as storage to serve the community rooms at ground floor level and will not be accessible for wheelchairs.

Levels to the site around the structure are even and continuous. Historically there was a step in level between the front entrance porch/rear conservatory and outdoors. It is proposed to raise the paths to these entrances with short ramps and landings in a discreet manner to meet requirements for universal access.

The new single-storey open-fronted outbuildings to the north and west of the protected structure will have the same floor level as the ground around the historic house and be fully accessible for wheelchair access. A disabled accessible toilet (with standard male and female toilets) will be located in one of these to provide convenient services to community users and visitors outside of the historic house.

## 7.10 Access and Parking

### 7.10.1 Access

Specialist traffic engineers (see engineers plans listed above) have proposed upgrading the current non-historic entrance south of the house for vehicular, cycle and pedestrian access. The existing track will be upgraded as a double-lane connecting avenue and a separate pedestrian path. The avenue will slow traffic and allow it to be shared with bicycles.

### 7.10.2 Rationale for use and upgrading of the current entrance

- This entrance has good sightlines for vehicles, cyclists and pedestrians entering and leaving the site onto the Ballymount Road
- The gate is located opposite Kingswood Avenue offers good oversight from the direction of Kingswood Heights.
- No historic trees of value on the site along Ballymount Road will need to be removed
- No alterations to the historic fabric of the historic lodge and boundary wall will have to be made as would be the case if the historic entrance were to be reused and the required sightlines provided.

### 7.10.3 Parking

Parking spaces for 12 no. vehicles will be provided east of the walled garden (see drawing 332-P01 Proposed Site Plan) with provision for any necessary overspill in the same location. Of these 12 spaces, 3 no. accessible parking spaces and 2 no. electrical charging points will be allocated to provide the adequate percentage of parking provision for

mobility impaired users and electric car users. The overspill area is also intended for larger vehicles such as school buses.

Bicycle parking will be located adjacent to the proposed car park (see Site Plan).

#### 7.10.4 Rationale for location of car parking

- Vehicles will be dissuaded from driving up to the front of the historic house to make for a safer area for pedestrian use
- Vehicles will be grouped in a discreet area to one side of the walled garden and not have a negative visual impact on the garden. It will also be screened from the avenue on approach to mitigate its presence

### 7.11 Landscape

#### 7.11.1 Hard and soft landscape proposals

Specialist landscape architects have prepared a masterplan for the site (see Landscape Masterplan: 1860\_PL\_P\_01). This followed a detailed inspection of the site and preparation of a tree survey (Tree Survey Plan: 1860\_PL\_TS\_01). Valuable trees are to be retained and protected from construction works and development (see Arboriculture Protection Plan: 1860\_PL\_TS\_02)

The landscape proposals are to:

- Provide decorative planting around the house
- Fill out hedge rows
- Provide permeable paving for the outbuilding yard, the approach drive west of the car park, the parking area and garden paths
- Provide garden spaces that can be taken over for use by community groups
- Provide low-spill public lighting fixtures
- Mark the boundary of the site with a secure fence and gates

#### 7.11.2 Rationale for landscaping works

- To enhance the setting of the house reflecting its historic Gardenesque character
- To provide paving that enhances the character of the house setting
- To create a welcoming and safe approach and environment around the house with artificial lighting

#### 7.11.3 Rationale for security fence and gates

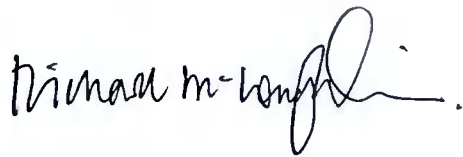
The proposed security fence and gates, as shown in drawing 332-P01 Proposed Site Plan, 332-P07 Proposed Entrance Gates Plan and detailed in landscape drawing 1860\_PL\_DD\_01 will secure the site and protected historic structure from further damage caused by anti-social behaviour.

We note the query to show the fence on elevation drawings. The fence is not shown in the elevations and section drawings as it is a distance away from the historic structure and to include it in these drawings would conceal important information.

The fence is located approximately 47 metres from the south end of the outbuilding and Katharine Tynan House. It will be concealed from view from these structures due to the

existing trees and hedgerows and proposed ornamental garden. At the north side, planting and climbers will disguise the view of the fence, which is approximately 6 metres from the north end of the proposed outbuilding. The fence at the east side, approximately 183 metres from the structures, will be located to the inside of the road boundary. Alongside the road, the fence will be hidden behind existing trees and planting. Located approximately 32 metres from the west side of the proposed outbuildings, the fence will also be hidden from view with planting and climbers (see Site Plan).

Considering these factors, the proposed security fence will have no negative impact on the character of the historic structure and its curtilage.



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