

Michelle Dodrill

From: Planning - Registry
Subject: FW: Architectural Conservation Officers Report re SD21A/0148 - Whitehall House, Ballymount

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Wednesday 22 December 2021 18:35
To: Colm Maguire <cmaguire@SDUBLINCOCO.ie>
Cc: Jim Johnston <jjohnston@SDUBLINCOCO.ie>; Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: Architectural Conservation Officers Report re SD21A/0148 - Whitehall House, Ballymount

RE: WHITEHALL HOUSE (FORMER KATHARINE TYNAN HOUSE, PROTECTED STRUCTURE REF. 197)

Dear Colm,

Please see attached copy of report already provided from the undersigned in relation to the above planning application. The appraisal is provided along with recommendations and these still stand. I would ask that the following conditions as already detailed in my report be attached to any grant of permission.

Recommendation

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

Recommendation

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 to 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.

I trust the above is in order.

Best regards,

Irenie

Irenie McLoughlin
Architectural Conservation Officer
December 2021
South Dublin County Council

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