

Amendment Planning Application - Reg. Ref. SD21A/0175

Additional Information - Architectural Design Statement



1.0 Introduction

The current amendment planning application Reg. Ref. SD21A/0175 seeks revisions to the development previously permitted under Reg. Ref. SD17A/0064 and ABP Reg. PL.06S.249209.

The current application is the subject of an Additional Information request which was issued 23rd August 2021. This report has been prepared to outline the architectural rational and justification for the proposed development and amendments made in response to Item 1 of the AI request.

The proposed revisions to the permitted development can be summarised as follows:

- further subdivision of the protected structure Ballyroan House from three individual dwellings to 8 no. apartments
- replacement of 2 no. four bed semi-detached houses with a terrace of 3 no. two bed houses.

The works are described in the drawings and other documents accompanying the current application and the responses provided to the Additional Information request.

Regard should also be given to the Conservation Report submitted with the original planning application which establishes the justification for the currently permitted sub-division whilst also setting out the proposed methodologies for the works associated with the subdivision and the protection of the architectural integrity of elements of the original fabric which are of special interest from a conservation perspective.

2.0 Design Rational & Justification

The items to be addressed in responding to Item 1 of the AI request can be summarised as follows:

- 2.1 visual impact and landscape setting of Ballyroan House
- 2.2 interventions and incompatibility of subdivision with the protection of the protected structure
- 2.3 additions to rear – extension and balcony

The design rational and justification for these items shall be dealt with individually in the following sections.

This report should be read in conjunction with the revised drawings accompanying this submission.

2.1 Visual Impact and Landscape Setting

The permitted development provides for the subdivision of Ballyroan House into three individually owned private dwellings with a set of semi-detached dwellings positioned to the east. This arrangement creates a series of privately owned front gardens distributed across the main approach and front of the protected structure. This scenario will adversely affect the visual impact and landscape setting of the protected structure due to the lack of legibility arising from the plot subdivisions, mixed boundary treatments and inconsistent approach to landscaping.

The proposed revision to the permitted permission provides for Ballyroan House to be sub-divided further into 8 apartments with the two semi-detached dwellings being replaced by a terrace of 3 two bed houses. The proposed revision provides for remote parking along the access road and the creation of a single landscaped open space across the main approach and front of the protected structure. This arrangement will provide unrestricted movement across the front of protected structure whilst enhancing its legibility as a single building. This landscaped area will ultimately be managed by an OMC

who will be responsible for its maintenance and upkeep so that the visual impact and landscape setting will be persevered and protected into the future.

The updated proposal submitted in response to the request for Additional Information provides for the proposed carparking to be broken up by the introduction of soft landscaping between spaces. This together with proposed differentiation of materials will serve to soften the appearance of the hard landscaping.

The proposed terrace of 3 no. two bed houses is suitably set back and separated from the protected structure and is not significantly proud of the permitted dwellings in that location. The protected structure is now framed by stone walls on each side echoing the original walled garden enclosure and there is a subtlety to the scale, form and materiality of the proposed terrace which makes it more subservient to the protected structure than the currently permitted dwellings. This coupled with the open landscaped area to the front results in the main approach and setting of the protected structure being enhanced by the proposed revisions.

The permitted permission provides for the addition of a porch to the front of the protected structure which facilitates access for the permitted subdivision into three dwelling. The revised proposal removes this addition and maintains the integrity of the front façade of the protected structure which significantly improves the visual impact and landscape setting.

Figures 1-4 below outline the positive impact the proposed revisions to the permitted development will have on the visual impact and landscape setting of the Protected Structure.



Fig. 1. – Permitted Development – different colours indicate plots in separate private ownership

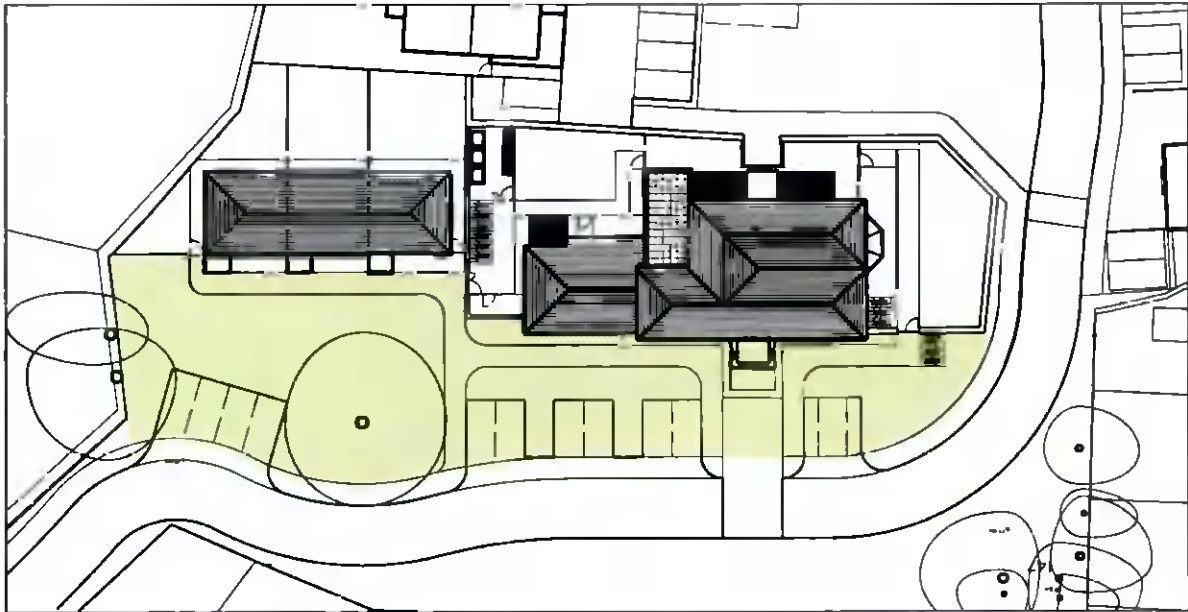


Fig. 2. – Proposed Revision – coloured area indicates extent of landscaped open space across the front of the protected structure which will be under the management of a single entity



Fig. 3. Permitted Development – elevation showing porch added to front of protected structure, plot subdivisions and larger less sympathetic dwellings adjacent to the protected structure



Fig. 4. Proposed Revision – integrity of front façade of protected structure retained, stone wall enclosing common gardens frames and separates the protected structure from proposed terrace which is smaller in scale and more sympathetic in form, elevational composition, and materiality to the protected structure.

2.2 Interventions and Incompatibility of Subdivision with Protection of Protected Structure

The permitted development provides for the subdivision of Ballyroan House into three separate privately owned dwellings. This will result in each property owner being individually responsible for the upkeep and ongoing repairs of their respective portion of the protected structure. This scenario creates an unnecessary conservation risk due the likelihood of an inconsistent approach being adopted to the maintenance and protection of the exterior elements of protected structure by the independent private owners.

The proposed revision to subdivide the protected structure into 8 no. apartments is predicated on the same best practice conservation principles set out in the original application for the permitted subdivision in terms of the justification, interventions required and methods for protecting the original fabric which are of special interest.

Notably the most positive outcome of the currently proposed revision to subdivide the protected structure into apartments will be that an OMC will be incorporated which will be singularly responsible for the management of the upkeep and maintenance of the protected structure. This is a far more favourable arrangement to the currently permitted scenario and the resultant conservation gain cannot be understated as the protected structure will benefit from coordinated protection which will safeguard its continued use in a way that is more appropriate and sympathetic to its conservation.

The level of intervention required to achieve the permitted development and the currently proposed revision are not dissimilar in terms of impact on the original fabric. The originally submitted Conservation Report outlines the methodologies proposed which remain applicable to the revised proposal.

Figures 5-10 below demonstrate that the level of fabric removal required to achieve the permitted and proposed revisions are essentially neutral in terms of impact on the protected structure.

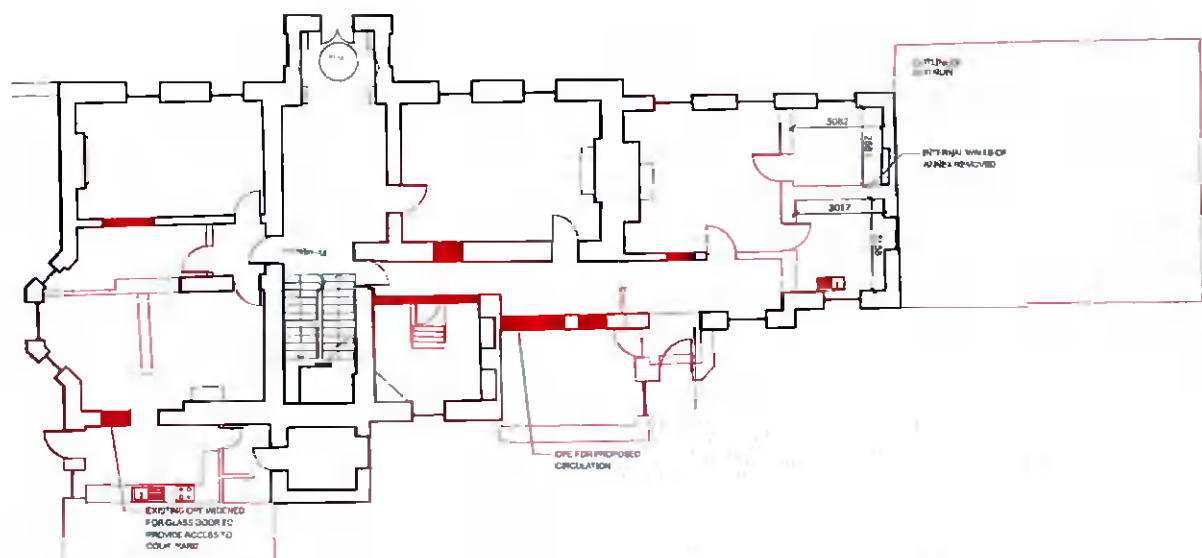


Fig. 5. – Permitted Development – ground floor demolition

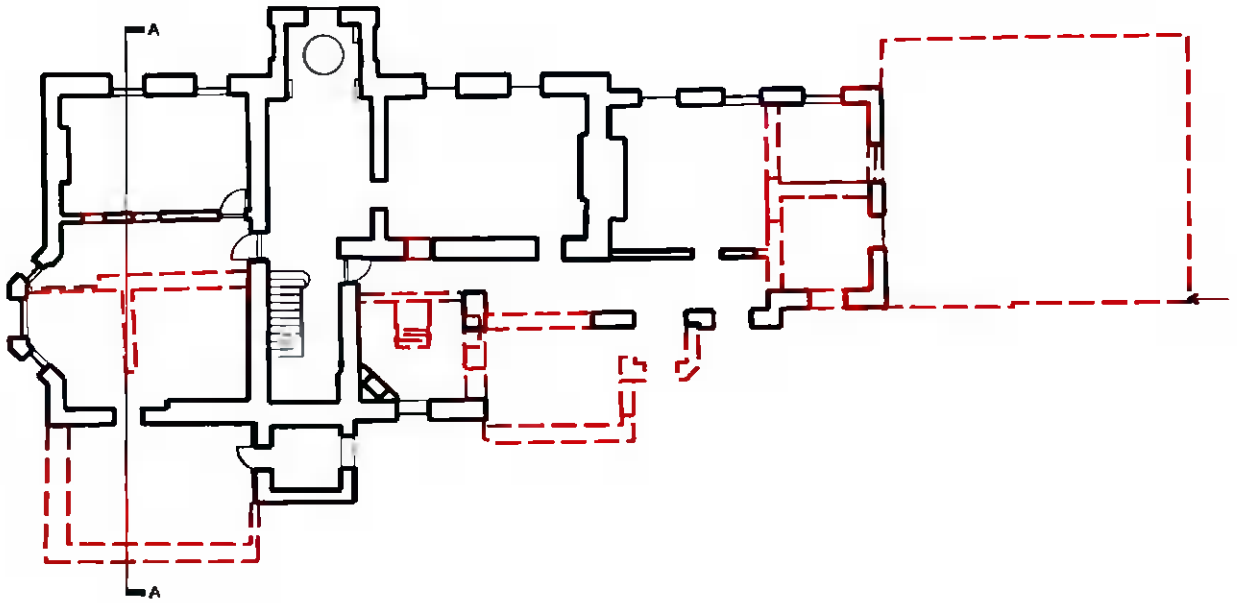


Fig. 6. – Proposed Revision – ground floor demolition



Fig. 7. – Permitted Development – first floor demolition

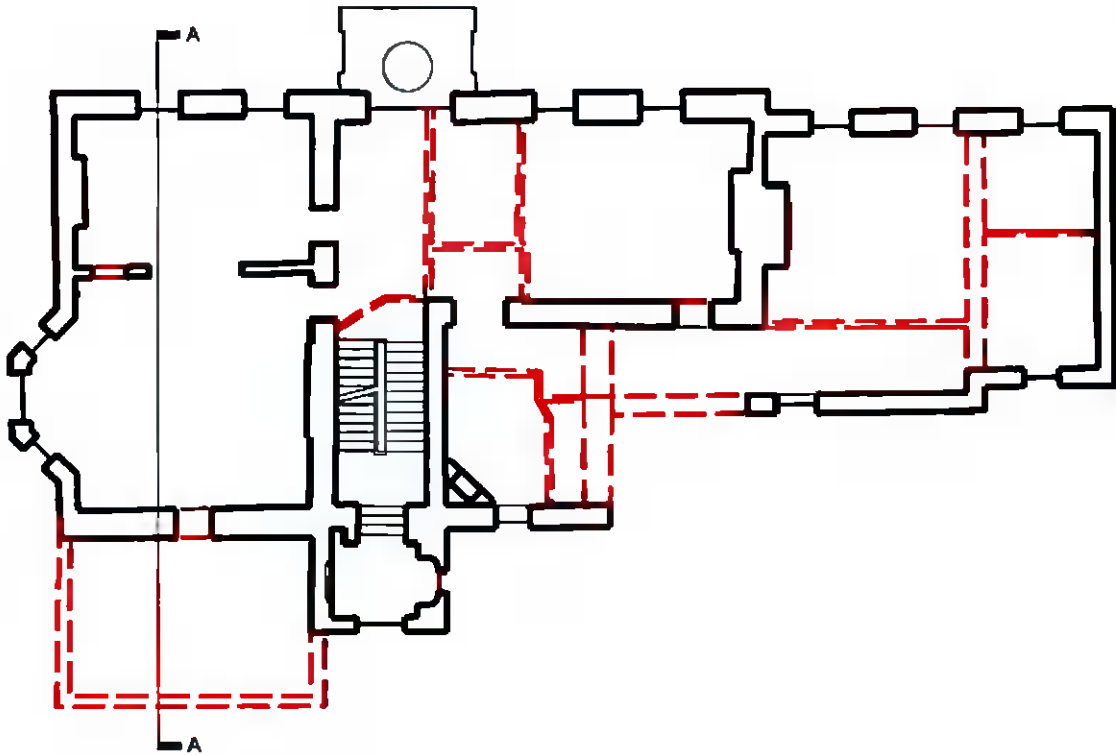


Fig. 8. – Proposed Revision – first floor demolition



Fig. 9. – Permitted Development – second floor demolition

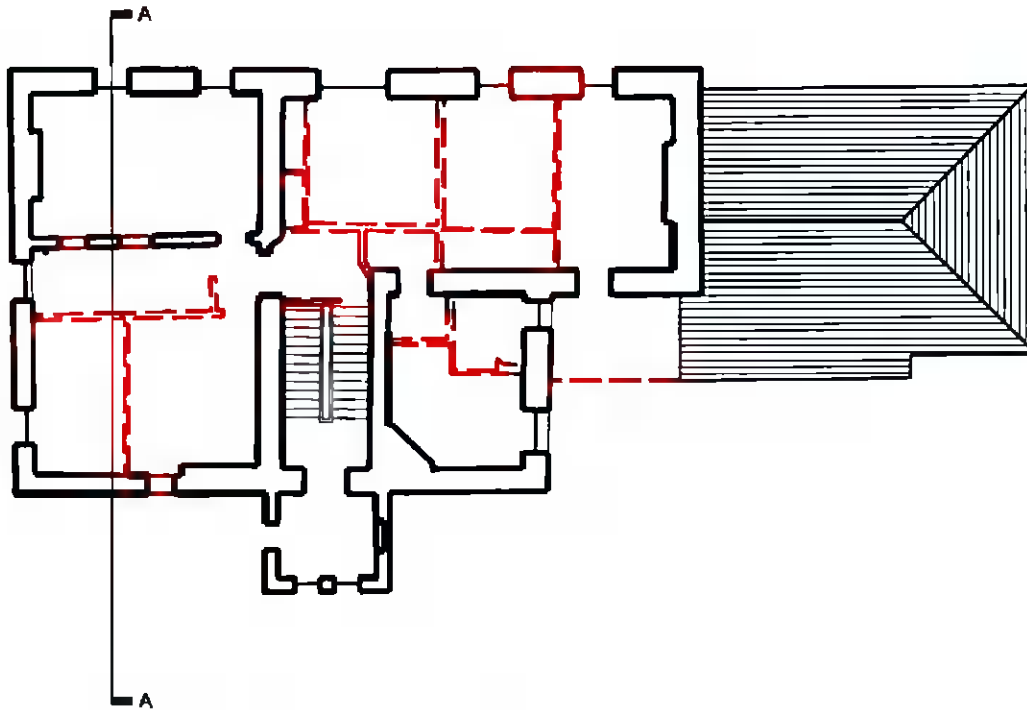


Fig. 10. – Proposed Revision – second floor demolition

2.3 Additions

The current amendment application includes additions to the rear of the protected structure. The newly proposed elements are a series of light weight steel balcony structures and the revision of the currently permitted addition to accommodate the layout intervention required to achieve the revision to the permitted subdivision and ensure the success and viability of the protected structures adaptive re-use.

It is respectfully submitted that to make the proposed revision to the permitted subdivision of the protected structure viable and sustainable, whilst also benefitting from the conservation gains associated with same, it will be necessary to provide areas of private open space. The proposed balconies follow the qualitative standards set out in the current revision of the Dept.s “Sustainable Urban Housing: Design Guidelines for New Apartments” in relation to private open space. The provision of this critical element of residential amenity to the proposed apartments is the primary justification for the addition of the balconies.

The proposed location of the balconies to the rear minimises the impact on the visual character of the protected structure whilst also taking advantage of the southerly aspect. The amended balcony designs now proposed for a reduction in size with further rationalisation of the alignment and interface with the protected structure resulting in a more sympathetic form and vertically emphasised composition. The proposed reduction in size of the balconies significantly reduces the level of interaction between the balconies and the fabric of the protected structure with light weight steel members forming independent ground supported structures for the balconies which are not supported in anyway by the protected structure. These modern yet sympathetically detailed light weight steel structures will be painted a dark colour in bold contrast to the protected structure thus insuring the legibility as modern interventions.

Access to the proposed balconies is either provided through existing doorways in the protected structure or via three window opes which will be extended to floor level to create door openings minimising the impacts on the original fabric of the protected structure. The conservation methods set out in the original conservation report for extending opes and removing fabric remain applicable to the currently proposed revisions.

Given that the proposed addition of the balconies to the rear of the protected structure can be readily reversed whilst also having minimum impact on the fabric of the protected structure their addition should be considered a minimal conservation risk whilst representing a significant gain in terms of residential amenity thus ensuring the viability of the proposed revision to the permitted development.

The revision to the permitted rear addition reduces its height with the amended design now set back from the plan of the existing rear return. Windows sizes have been increased to reduce perceived visual massing and proposed material change to vertical charred timber cladding serves to compliment the addition with the verticality and materiality of the proposed balcony structures.

Overall the proposed additions are integral to the success and viability of the revised approach to the adaptive reuse of the protected structure and together they combine to provide a balance to the composition of the rear elevation by reinforcing the verticality of the original elevational whilst also being clearly legible as modern interventions.

Figure 11 below shows the amended rear elevation – please refer to drawing B04_REAR ELEVATION accompanying this submission for more detail.



Fig. 11. – Additional Information – amended rear elevation showing rationalised balcony design and proposed materiality

Figures 12 -14 below show the evolution of the rear elevation.

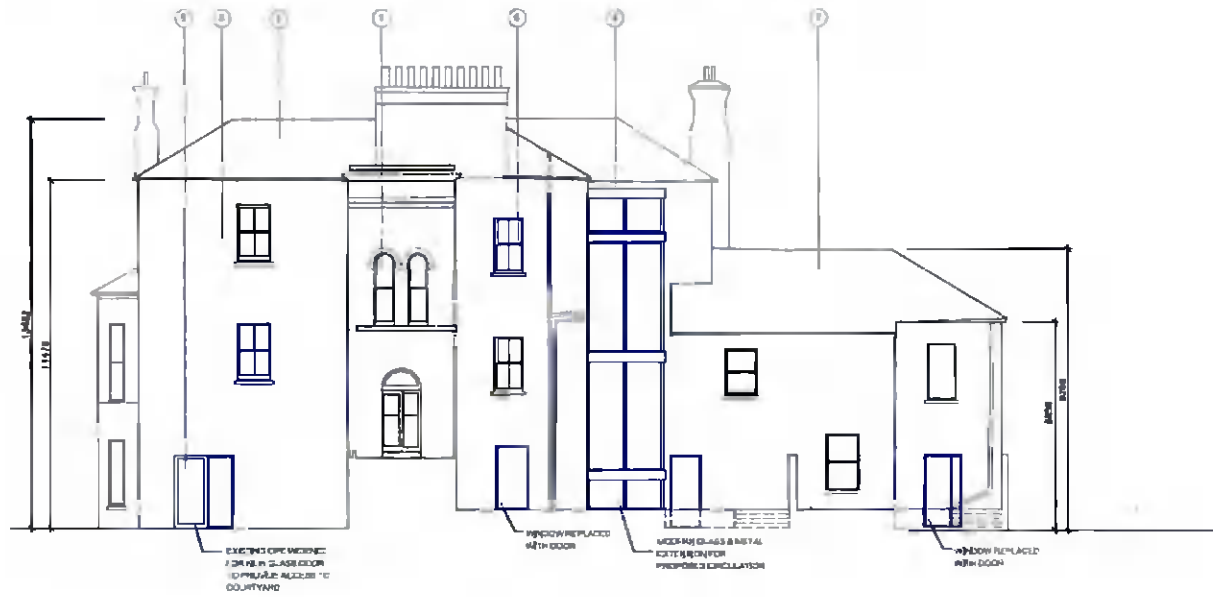


Fig. 12. – Permitted Development – rear elevation



Fig. 13. – Application – rear elevation



Fig. 14. – Additional Information – rear elevation

3.0 Conclusion

It is respectfully submitted that the design amendments proposed together with the responses provided herein to Item 1 of the Additional Information request satisfactorily demonstrate the design rational and justification for the proposed revisions to the permitted development.

David Leyden MRIA

16.12.21