

SOUTH DUBLIN COUNTY COUNCILS

ARCHITECTURAL CONSERVATION OFFICERS REPORT

RE: SD21A/0175 - ADDITIONAL INFORMATION
BALLYROAN HOUSE, BALLYROAN HEIGHTS, BALLYROAN, DUBLIN 16

Appraisal

Additional information was requested in relation to a number of items relating to the proposed revisions to the development previously granted permission under Reg. Ref. SD17A/0064 changes of which directly relate to the existing Protected Structure, Ballyroan House (RPS Ref. 275).

On foot of a request for Further Information the undersigned was contacted by the agent (Conservation Consultant). The following response was provided by the undersigned which was based on the assessment of the details submitted under SD21A/0175 and the revisions being proposed via email on the 15th October 2022.

“The details requested under the architectural conservation as part of the Request for Further Information states;

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with a solid appearance. The applicant is requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. As per the Chief Executive Order, it is recommended that proposed alterations to Block D be omitted from any eventual grant of permission. The applicant should consult with SDCC’s Architectural Conservation Officer in advance of responding to the request for further information.

I would share the concerns raised in the request for further information under Item 1. The main concerns being the level of interventions required to the original built fabric and existing architectural features within Ballyroan House, a Protected Structure as part of the current proposal (SD21A/0175).

The attached response to the RFI has addressed the concerns with regard to the visual impacts and landscape setting of the Protected Structure with regard to parking elements and landscaping by providing a more acceptable setting and open area to retain the visual character and link to the front site.

Protected Structure – Direct Impacts

With regard to the proposed works which directly impact on the original built fabric and architectural integrity of the Protected Structure, it is considered that in order to clearly demonstrate the level of intervention and that proposals are adhering to best practice with regard to the retention of architectural features, minimal intervention and good design in providing a sensitive reuse of a protected structure, it is recommended that a Schedule of Works and Method Statement should be completed by a suitably qualified conservation architect. This should be submitted as part of the RFI submission.

The Schedule of Works and Method Statement should provide the scope of works and specifications for same for the insertion of each proposed apartment and for all new additions and interventions. This would have been a requirement under the previous planning application but has not been provided as part of the current application.

Proposed Demolition – With regard to the proposed demolition of existing rear extensions, this will require justification and further detail with be required with regard to the new openings. I have concerns with regard to the number of new doors proposed for insertion into the rear elevation for access to proposed balcony areas.

New elements – Balconies and Rear Addition

The interventions required to allow door opes to access the balcony areas and also how the balconies will be fixed and the overall visual impact.

It is noted on the response submitted to the undersigned that the overall design of the balconies has been revised to allow a more visual aesthetic design and a design which will allow added architectural interest in contrast to the existing rear elevation. I do feel that the revised design is much improved, but I still have reservations about allowing the number of opes required and interventions and direct impact to the original built fabric. The addition of the balconies requires consideration in that if these are deemed appropriate for a Protected Structure. This will need rationale and justification along with a method statement and specifications/profile for designs and further detail on material, however their insertion and interventions required is the main issue that needs to be addressed.

Rear Addition – I have concerns about the addition of the new block and share the comments already included in the RFI in relation to the block form of the new addition. Likewise, the addition should be a light addition to the rear of the Protected Structure and the work required and interventions in allowing the new addition to adjoin and connect to the existing rear elevation should be included in the Further Information submission. The revisions proposed to the addition, providing a finish with blackened vertical timber cladding to tie in with the balconies improves the overall visual impact.

It is considered and recommend that a design rationale and visual impact statement should be provided with regard to the proposed balconies and rear addition and the works required, which will impact on the original built fabric and all interventions should be clearly detailed and included in a Method Statement, dealing all proposed works to the Protected Structure.

This should include fire safety upgrades, upgrades of services to accommodate the proposed apartments and thermal efficiency upgrades which we would like to see included with regard to climate change adaptation and adaptative reuse”.

Additional Information has been submitted and I have assessed this information based on the formal comments the undersigned provided in relation to RFI Item 1.

Assessment of Additional Information Submission –

A number of reports have been submitted in response to RFI and specifically relating to Item 1. The Planning Consultants report provides a response to Item 1 and makes reference to the Architectural Design Statement provided and the Conservation Report which was completed as part of the previous planning application (SD17A/0064).

In summary as previously stated as part of the comment provided previously and referenced above, the proposed revisions to the permitted permission provides for a greater level of landscape setting for the Protected Structure. With regard to parking elements and landscaping by providing a more acceptable setting and open area to retain the visual character and link to the front site a greater level of legibility is provided.

The proposed terrace of 3 no. two bed houses is set back and separated from the Protected Structure and the height and form have been reduced. The design is simple and sits clearly subservient to the Protected Structure. It is considered that the revisions to the proposed terrace of 3 houses is acceptable and a better option at this location. The permitted application included for a new porch to be inserted to the front of the 2-storey element of the Protected Structure which facilitates access for the permitted subdivision into 3 dwellings. The revised proposal removes this addition and maintains the integrity of the front façade of Ballyroan Hose.

The undersigned advised that a revised Method Statement should be provided to include for the new revisions to the Protected Structure to now accommodate 8 no. apartments oppose to the 3 no. apartments permitted. It should be noted that a revised method statement has not been provided and in response to this request the applicant has stated that the original method statement will still stand. It is considered that additional detail will be required to cover the additional interventions and works required to provide the now proposed 8 no. apartments by way of a Schedule of Works for each apartment allowing all works to be highlighted and specifications provided for each element.

Having assessed the revision to accommodate 8 no apartments, the additional interventions to the original fabric result in modest to moderate impact on the original fabric. It is considered that a Schedule of Work should be provided to identify all interventions and repairs required under the proposed development and specifications for same. In the event that additional works or interventions are required which were unforeseen full details should be submitted to the Councils Architectural Conservation for assessment and formal agreement prior to any such works being carried out.

Details have been provided in the Architectural Design Statement that an OMC will be incorporated which will be singularly responsible for the management of the upkeep and maintenance of the Protected Structure. I would agree that it is a more favourable arrangement having a coordinated approach for the long-term maintenance and continued use of the Protected Structure.

With regard to the proposed rear balconies which have been included in the revised application. The overall design of the balconies has been revised to allow a more visual aesthetic design and a design which will allow added architectural interest in contrast to the existing rear elevation. It is considered that the revised design to the rear is much improved. The addition of the balconies required some consideration and justification to assess their use to the rear of a Protected Structure.

The amended design for the balconies has included for a reduction in size with further rationalisation of the alignment and interface with the Protected Structure. It is agreed that the changes have resulted in a more sympathetic form and vertically emphasised composition between the balconies and the fabric of the Protected Structure. The overall design will be a light weight steel structure forming independent ground supported structures for the balconies which are not supported in anyway by the Protected Structure.

The revision of the currently permitted addition to the rear to accommodate the layout and interventions required to allow the suitable adaptive reuse of Ballyroan House have been detailed in the Architectural Design Statement.

Justification has been provided with regard to the need for private open space. It is felt that the amendments and the rationale and overall design and structure of the proposed rear balconies has been very well considered. It is therefore considered that the approach will be sensitive and will not cause any direct negative impact on the Protected Structure.

Recommendation

The proposed development as detailed in the Request for Further Information is considered to be acceptable with the following conditions attached:

1. The proposed repair/conservation and alterations to the Protected Structure, Ballyroan House (RPS Ref. 275) should be carried out in accordance with the Schedule of Works/Method Statement Conservation Report and drawings and particulars submitted. All works should adhere to good conservation practice following conservation principles.

A methodology for demolition of later interventions or the insertion of new ones should be included in a Schedule of Works and details should be provided as to how the protected structure will be safeguarded during the proposed works. Details should also be included as to what safety measures will be put in place during the demolition of the existing outbuilding. Specific details should be provided as to how interior architectural features i.e. original ceilings, plasterwork, staircase, fireplaces and windows are protected and safeguarded during the works. Details should be submitted for agreement and written approval by the Councils Architectural Conservation Officer.

Reason: To ensure works to a Protected Structure and the proposed methodologies for the works associated with the subdivision and the repair and protection of the original built fabric and important architectural features. are carried out in accordance with best practice and the necessary safety measures are put in place to protect original architectural features.

2. Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing Protected Structures, outbuildings and existing boundary elements (boundary wall along the west side of the site) will be protected during demolition works and site clearance/excavation and construction. The adequate safety measures should be put in place around the protected structure during the construction phase of the proposed development

A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.

Reason: To ensure that Ballyroan House (RPS Ref. 275) is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage to original built fabric or architectural features.

3. In the event that additional works or interventions are required which were unforeseen full details should be submitted to the Councils Architectural Conservation for assessment and formal agreement prior to any such works being carried out.

Reason: To ensure all works are carried out appropriately and adhering to best practice.

4. A Schedule of materials and finishes should be provided for the proposed new additions and rear extension to the Protected Structure as well as the final palette of materials and finishes for the new build. This should be submitted prior to commencing development by way of confirming final material finishes and colours. This should include full details on materials and finishes for all elements of the proposed development.
Reason: To ensure the proposed new addition, new extension and new glazed link and entrance lobby is of high quality and reflects the overall design ethos detailed in the proposal.
5. Works to the Protected Structure, Ballyroan House (RPS Ref. 275) should be carried out as part and in tandem with the proposed development for new dwellings within the curtilage of the site. Restoration/repair and alterations to Ballyroan House for its re-use are to be completed prior to the first occupation of any new units within the site.
Reason: To ensure that the development is carried out in its entirety prior to the occupation of residential units and in the interests of the restoration and renovation of a Protected Structure.
6. It is considered that a suitably qualified conservation architect shall be present on site to supervise the proposed works to the Protected Structure ensuring that works are carried out as per the Schedule of Works and Method Statement and as per conditions attached to a grant of permission. Details shall be submitted for the attention of the Councils Architectural Conservation Officer re above.
Reason: To ensure proper supervision by a suitably qualified professional during the proposed works to a Protected Structure.
7. Details should be submitted as to what materials are to be salvaged and re-used from the existing outbuildings within the development. Details shall also be submitted with regard to the finish render colour, glazing and all finishes for the proposed new dwellings ensuring good overall visual aesthetics and harmony for the overall development within the curtilage of a Protected Structure. Details shall be submitted for the approval and agreement by the Councils Architectural Conservation Officer.
Reason: To ensure the re-use of salvaged material on site if possible and to provide good overall visual aesthetics and harmony within the development with regard to finishes and materials.

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

10th March 2022