

## ARCHITECTURAL IMPACT ASSESSMENT

Giraffe Childcare, Loreto Abbey, Rathfarnham

Co. Dublin



Commissioned by:

Giraffe Childcare Rathfarnham

Module Design,

1<sup>st</sup> Floor,

Chapel Hill,

Lucan,

Co.Dublin

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## 1.0 Introduction

### 1.1 Conservation Report

This conservation report has been commissioned by the applicant Giraffe Childcare, Rathfarnham, who is the owner of the property.



*Fig. 1: Giraffe Rathfarnham Site Location*

### 1.2 Brief Building Description

Loreto Abbey lodges, Rathfarnham are 2 single storey buildings adjacent to the landmark Loreto Abbey which served as the headquarters of the Institute of the Blessed Virgin Mary built at about 1725.

### 1.3 Legislative Protection

The property is indicated as a Protected Structure in the record of Protected Structures, appended to the South Dublin Development Plan 2016-2022, Record of Protected Structures. It is listed under the Record of Protected Structures (RPS) No. 252, Loreto Abbey, Rathfarnham with the description "Lodges (2) and Wrought Iron Gates".

## 1.4 Purpose of Report

The purpose of this report is to assess the significance of the building and identify how that significance is embodied in the building. The report shall then assess the proposed works on the building in terms of impact on the character of the building and shall form part of the documentation for an exempted development application (Section 5).

## 2.0 Description of Building and Works Scope

### 2.1 Historical Background

The name Rathfarnham (*Fearnáin's Ringfort*) suggests an earlier habitation, but no remains of prehistoric fortifications, burial places, early churches, or old records have been found.

The written history of Rathfarnham begins after the Norman invasion of Ireland. Terenure and Kimmage (Cheming), both described as being in Rathfarnham (sic) parish Dublin, are mentioned in an 1175 grant by Henry II to Walter the goldsmith (Aurifaber) held at Canterbury Cathedral Archives.

Loreto Abbey in Lower Rathfarnham form a landmark visible for several miles south of the city. It served as the headquarters of the Institute of the Blessed Virgin Mary.

The mansion which now forms the centrepiece of the group was built by Mr. William Palliser about 1725. No expense was spared in its construction and decoration, and its interior includes polished mahogany and, in one room, embossed leather wallpaper. William Palliser died in 1768 without issue and Rathfarnham House passed to his cousin the Rev. John Palliser, who was rector of the parish.

The two lodges which are adjacent to the four storey house forms part of Loreto abbey and are high single storey buildings with gable and hip roofs.

### 2.2 Proposed Building Works Scope

The proposed works to the buildings are to the exterior only. There is no works to be undertaken to the interior of the lodge. The works proposed include:

- Refurbishment, maintenance, and compulsory repairs to existing slated roof to include new felt and battens fixed to existing timber rafters (*Figs. 2, 3, 4, 5, 6 & 8*). **The proposed compulsory roof repair works will have minimal impact on the architectural character of the lodge since the roof will be replaced with natural slate to match existing.**
- Upgrading and repairs to existing glazed lanterns (*Figs. 2, 3, 4, 5, 6, 8 & 9*). **The proposed replacement of the existing glazed lanterns will have minimal impact on the architectural character of the lodge since the choice of lanterns proposed will reflect the existing in terms of form and finish.**
- New lead valleys, flashings, and associated detailing to roof finish (*Figs. 2, 3, 4, 5, 6, 7 & 8*). **The proposed replacement of lead valleys, flashings and detailing to roof finish will have minimal impact on the architectural character of the lodge since the choice of material will be in line with the existing.**
- Existing sash windows and doors to be replaced with hardwood timber to match existing and painted finish to match existing (*Figs. 2, 3, 4, 5, 6 & 7*). **The proposed replacement of existing**

sash windows and doors will have minimal impact on the architectural character of the lodge since the replacement timber window and doors will reflect the existing sash windows and doors.

- Existing stonework to the north elevation / gable to have joints raked out and repointed to match existing (Figs. 2 & 7). The proposed repointing of the stone will be in keeping with the existing and will not detract from the architectural character of the stone of the lodge.
- New rainwater goods to be installed to match existing throughout (Figs. 2, 3, 4, 5, 6, 7 & 8). The proposed replacement of the existing rainwater will have no impact on the architectural character of the lodge since the choice materials will match the existing.
- Roof structure to receive new insulation and associated ventilation to entire roof area (Figs. 2, 3, 4, 5, 6, 7 & 8) The internal inclusion of insulation will have no impact on the architectural character of the lodge.
- Entrance door thresholds to be altered to level access and sealed to stop water ingress (Figs 3, 5, 6 & 8) The replacement of door thresholds will have no impact on the architectural character of the lodge.
- Existing plastered reveal to the west elevation to receive lead flashing over (Figs. 5 & 6). The replacement of lead reveals will have no impact on the architectural character of the lodge.
- Existing timber soffit and fascia removed and fully replaced to match existing (Figs. 2, 3, 4, 5, 6, 7 & 8). The replacement of timber soffit and reveals will have no impact on the architectural character of the lodge as the replacement material will match the existing.

### 3.0 Building Elevations and Photo Records

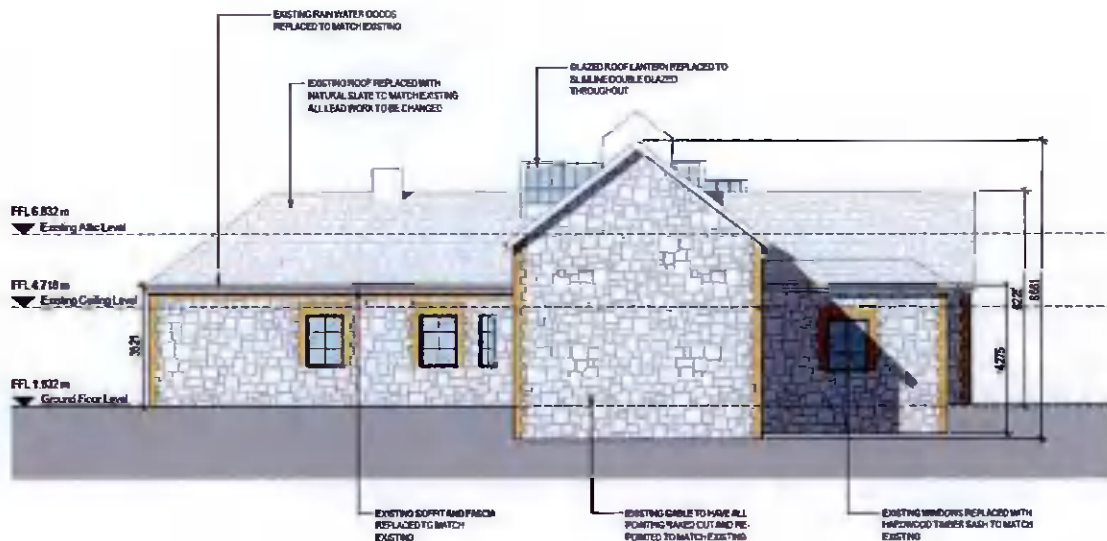
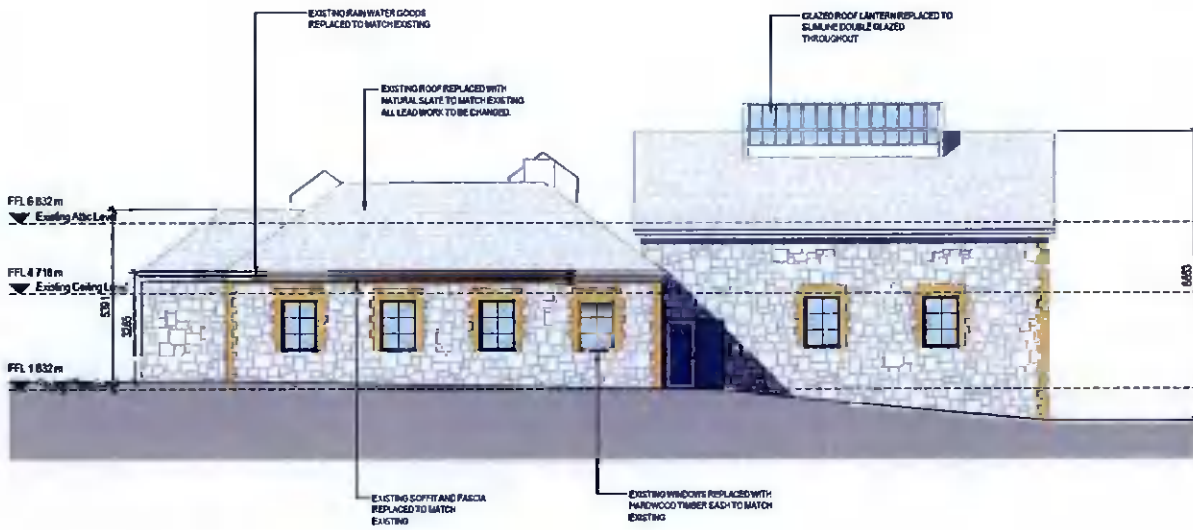
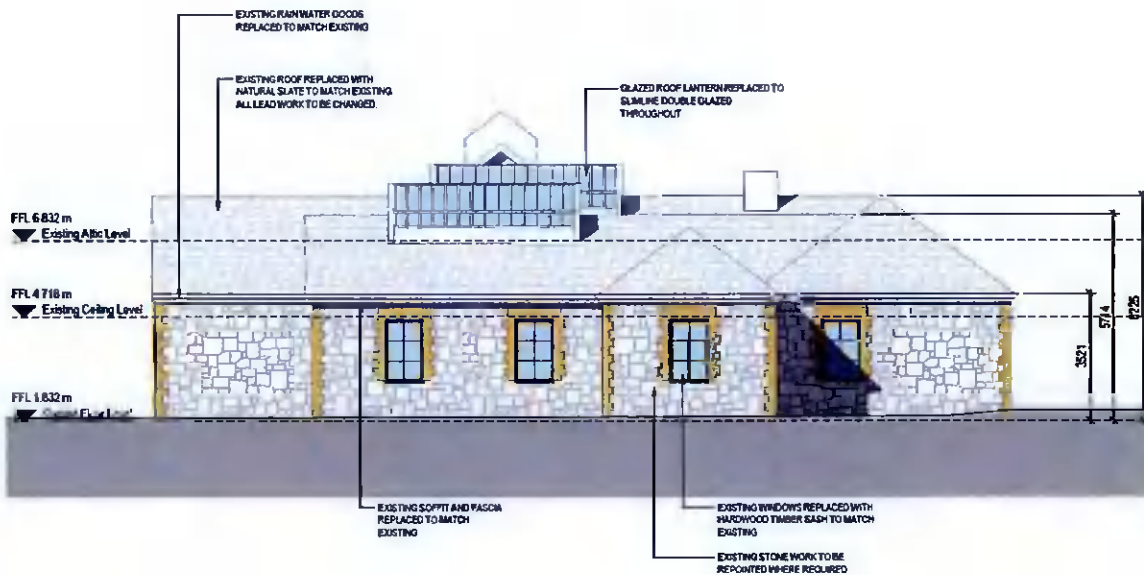


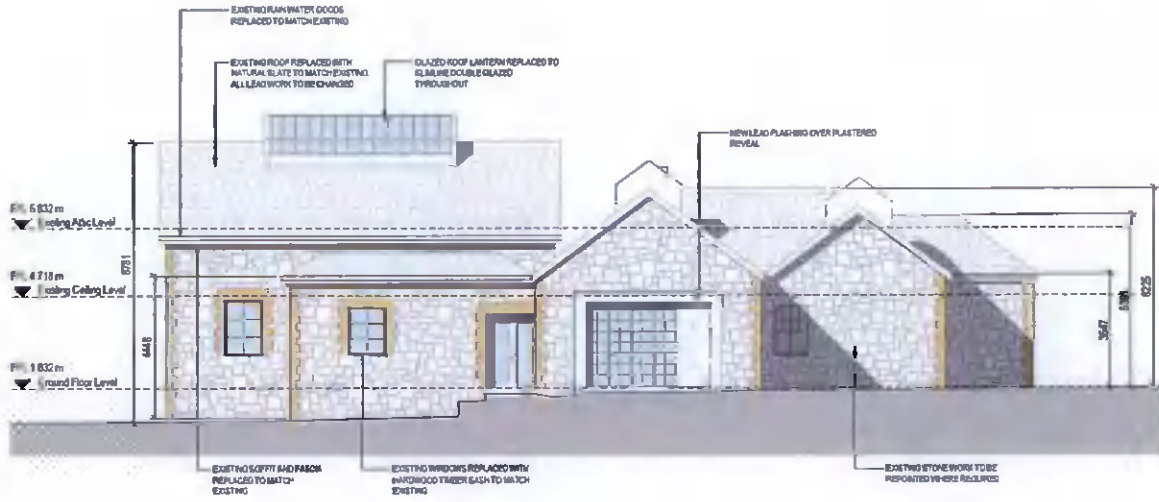
Fig. 2: Building North Elevation



**Fig. 3: Building East Elevation**



**Fig. 4: Building South Elevation**



*Fig. 5: Building West Elevation*



*Fig. 6: Building Photo Looking West*



*Fig. 7: Building Photo Looking North*



*Fig. 8: Building Photo Looking South*





*Fig. 9: Closeup Photo of Roof Lanterns*