

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0032 AI RE 519 Main Street - Architectural Conservation Officers Report

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Wednesday 11 May 2022 14:16
To: Colm Maguire <cmaguire@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: FW: SD22A/0032 AI RE 519 Main Street - Architectural Conservation Officers Report

ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0032 ADDITIONAL INFORMATION - 519 MAIN STREET, TALLAGHT

Dear Colm,

Appraisal

A request for additional was made in relation to the above planning application and 2 no. items were requested by the Councils Architectural Conservation Officer which have been included as Item 1 (a), b) and (c).

RFI Item 1 (b) and (c) - The existing internal party wall at No. 519 Main Street should be retained and a central opening formed to allow a connection at this location. This will allow original built fabric to be retained whilst allowing the adaptive layout/use of the property as part of the proposed new use.

Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained.

Response – Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention. A conservation report providing a summary architectural impact assessment has been submitted as part of the AI request. The report provides details on the proposals and concurs with the items included in Item 1 with regard to the retention of features and the retention and insertion of an open in the internal party wall.

Details and drawings have been provided indicating that the existing windows and original timber plank doors will be retained and repaired if necessary and repainted to a new blue colour (RAL5000). The internal party wall is now retained with a new central opening formed as per the revised ground floor plan and revised section AA submitted as part of the RFI submission. The revisions are welcomed with regard to retention of features and original built fabric, it is considered that the RFI submission in relation to Item 1 has addressed these items.

Item 2 – Specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame should be requested to ensure appropriate signage within an ACA.

Response – A response has been provided stating that “in response to Point 2 the proposed north elevation drawing is shown partially at 1:25 on page RFI.05 to illustrate the designed timber sign insert which employs simple design principles and legible font”. It is considered that the designed timber sign insert shown is sympathetic to the existing building. The new sign is being placed where an existing signage frame already exists. The sign is very simple in design and provides subtle branding for the business. It is considered that the signage and the location of the signage is acceptable as it is simple and is using a pre-existing signage frame to support the new timber board sign at this location.

Recommendation

It is considered that the proposed development is acceptable with the following conditions attached;

- It is considered that works should be carried out in accordance with the details and particulars submitted as response to the RFI request and those amendments.
- The existing windows are to be retained and repainted. The original timber plank doors are to be retained and repainted and should be repaired using the correct method and materials if repairs are required.
- The areas of internal wall should be made good after the insertion of the new central opening in accordance with the correct methods and materials.

I trust the above is in order.

Regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council