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**Application for planning permission and for retention permission for development consisting of (1.) Planning application for the construction of an extension to the side of existing building comprising a new two storey (plus partial basement) flat roof extension with new side entrance & stairs to access existing first floor & rear garden area with new WC at first floor. (2.) Retention of minor amendments to layout of basement apartment from previously permitted layout ref. SD20A/0231 for amended bathroom location, (3.) Retention & completion of internal alterations and change of use of ground floor from retail to restaurant use, to include alterations to layout from previously permitted layout ref. SD20A/0231 inc. removal of modern stairs and partitions & forming new WC facilities and servery area, (4.) Retention & completion of internal alterations and change of use of first floor from ancillary accommodation to office/shared work space use, to include alterations to layout from previously permitted layout ref. SD20A/0231 inc. removal of walls & modern WC. Works also inc. retention & completion of all associated ancillary landscaping & boundary wall works to front area, all located at No. 1 The Mall, Main street, Lucan, Co. Dublin, K78 ET20 a (protected structure).**

## ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

### NO. 1 THE MALL, MAIN STREET, LUCAN

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## 1.0 Introduction:

As outlined in the public notices, the proposal is for development consisting of a number of elements including a new built extension, and alterations, change of use and retention of works as follows:

- Planning application for the construction of an extension to the side of existing building comprising a new two storey (plus partial basement) flat roof extension with new side entrance & stairs to access existing first floor & rear garden area with new WC at first floor.
- Retention of minor amendments to layout of basement apartment from previously permitted layout ref. SD20A/0231 for amended bathroom location
- Retention & completion of internal alterations and change of use of ground floor from retail to restaurant use, to include alterations to layout from previously permitted layout ref. SD20A/0231 inc. removal of modern stairs and partitions & forming new WC facilities and servery area
- Retention & completion of internal alterations and change of use of first floor from ancillary accommodation to office/shared work space use, to include alterations to layout from previously permitted layout ref. SD20A/0231 inc. removal of walls & modern WC.
- Works also inc. retention & completion of all associated ancillary landscaping & boundary wall works to front area

The works are all located at No. 1 The Mall, Main street, Lucan, Co. Dublin, K78 ET2, a protected structure, and are as indicated on the accompanying drawings included with this planning application.

## 2.0 Site Location:

The site is located in the Main Street, Lucan Village, and is centrally located, close to all amenities and services, and comprises a two storey over basement 4 bay Protected Structure RPS No. 038. The property has a generous front courtyard style front open space with side access, and a lower rear private amenity space with vehicular access by way of the adjoining property. A formal right of way agreement is in place for this access. Refer to the Ordnance Survey Map at Appendix 3.

## 3.0 Description:

The property is a two storey four bay over basement end of terrace building with an attractive presence onto the Main Street, forming an integral party of the overall terrace. The property has a formally presented facade onto the public realm with a generous front external area enclosed with a low wall, with side access. The site slopes away from the Main Street quite significantly providing for a full basement level to the rear. As a result the rear facade presents as a larger more monolithic full three storey elevation to the rear of the building. The rear facade addresses a private rear amenity space with a terrace for the apartment and car parking for the overall development. Access to this is by way of the adjoining vehicular access via an existing arched entrance beside the adjoining property no. 2 The Mall. A formal right of way exists for the benefit of No. 1 The Mall over No. 2.

The overall building is a solid substantial random rubble masonry structure with limited fenestration openings, finished externally with smooth rendered walls with later raised quoins, finished with a simple pitched slate roof with rendered brick chimneys to each end, one centred on the end gable and the other centred on the party wall adjoining No. 2 The Mall. Prior to the recent development, the majority of the fenestration comprised late C.20<sup>th</sup> uPVC double glazed windows, with a C.20<sup>th</sup> modern timber front door with round headed radial fan light over, and a C.20<sup>th</sup> 2no. modern timber glazed shop fronts with later applied quoin stop and start surrounds.

The existing building has, at lower basement level, a 2 bedroom apartment, with its own separate access via the rear private courtyard area, and comprises a single aspect orientation to the rear North with no elevation to the front South. The apartment unit was recently refurbished under the previous planning permission SD20A/0231 and had before this been in use as an older apartment, albeit in need of significant improvement works.

At ground level there was a Pharmacy/Retail unit in a single space with single aspect, with a modern stairs to the end gable to the east. It is now proposed to remove this non original stairs and provide new toilet accommodation for the proposed restaurant use.

At first floor level, previously the space was connected to the adjoining building and used for ancillary storage with C.20<sup>th</sup> partitions (for the most part) and it is now proposed to retain this as a single, open dual aspect space for Office use.

## 4.0 Historical Context

The building is a protected structure RPS No. 038, and is recorded in the NIAH reg. no. 11201076 and is rated as being of Regional importance with a category of special interest in Architectural Artistic. The record goes on to assess that:

### “Description”

*“End-of-terrace four-bay two-storey over basement former house, c.1815, now in use as a pharmacy. Smooth rendered walls with later raised quoins. uPVC casement windows with stone sills to first floor. Pair of traditional-style glazed timber shopfronts to ground floor flanking central round-headed doorway with radial fanlight and stone block and start surround, now painted. Rendered side and rear, retaining possibly original timber sash windows. Pitched slate roof with rendered and brick chimney stacks. Building possibly originally three-bay, or possibly formerly two separate units.”*

### “Appraisal”

*“A solid, handsome former house with a fine doorway, which is an integral part of this Georgian terrace of great charm and subtle variety”*

As part of the previous planning permission SD20A/0231 a detailed Conservation Report, Method Statement & Impact Assessment prepared by Mairtin D'Alton DipArch BArchSc MLitt MRIAI in August setting out the historic context of the building, the condition of the building at that time, the works proposed and the concluding impact of same on the property.

In the interest of brevity and conciseness it is not proposed to repeat this report here, but a copy of same is attached at **Appendix I**. It is worth noting that with regard to the scope of works proposed at that time that the report concluded that:

*“It is the contention of this report that the proposed works can be considered as generally necessary for the continuance of use for the structure”*

This this was supported in principle by the Conservation Officer in her report dated October 2020 were the report concluded:

*“Overall, it is considered that the works to reinstate architectural elements/features at No. 1 The Mall are welcomed and that the works allow the building to be reused is also welcomed. The proposal allows a viable long-term use for the Protected Structure which is currently vacant”*

## 5.0 Previous Planning:

The building has the benefit of previous planning permission SD20A/0231 granted in December 2020 subject to 9 conditions. Certain works as permitted under same permission were subsequently undertaken, in particular the refurbishment works to the existing building fabric, including the restoration of the roof, the main building walls, removal and replacement of inappropriate uPVC windows with more historically appropriate hardwood sliding sash windows (with the retention and refurbishment of original windows were appropriate). Other works included the refurbishment of the basement apartment, and upgrading of the existing floors to the required fire rating.

Condition no. 2 required that certain details, information, schedule of works etc. be submitted to the Planning Authority for the purposes of compliance and details of these are being submitted to the Planning Authority under separate cover. It is contended that this submission will demonstrate comprehensively that the building has been and will continue to be conserved and restored to the highest of standards to protect the Architectural Heritage of the protected structure.

## 6.0 Project Description & works proposed:

### Side Extension:

As outlined above, and as a result of design development of the original concept, it is now proposed to construct a new side extension to the building to provide a new access and fire escape stairs to the first

floor. In the original development as anticipated by the design as permitted under SD20A/0231, it was proposed that the ground floor would be a retail unit with ancillary accommodation (originally intended to include storage, office and the like), located at first floor level and accessed by way of a new modest modern stairs located within the foot print of the existing ground floor envelope.

However, on detailed examination, it was found that the preferred use for the ground floor was a restaurant use, and not retail, and with the first floor comprising of open plan office accommodation, with an emphasis on short term use for local community groups, start up businesses and the like (namely based on the more sustainable and affordable desk rental/we work model, there being nothing of that kind available in the locality).

In order to facilitate this type of use, and in particularity to comply with the requirements of both Part B of the Building Regulations (Fire) and Part M of the Building Regulations (Universal Accessibility), especially arising from the need to completely separate the differing floors, it was found that the most appropriate way to do same was by way of a newly built independent stairs accessing the top floor.

This in turn allows for a separate access to all three floors of the building, with the basement apartment having its own access directly to the rear, the ground floor having an independent access from the main front facade and with the new stairs providing a new separate access to first floor. In addition, the provision of the new stairs will allow for the implementation of a new stairs designed to be ambulant disabled accessible, which is not possible within the context of the existing building.

### **Basement:**

In addition to the side extension it is proposed to retain some minor amendments to the two bedroom apartment basement floor plan as previously permitted, namely comprising of the revised location of the bathroom, which is now located slightly off centre to that originally indicated, mostly out of an error in the original survey drawing due to assumptions made arising from difficult in accessing all areas of the building at that time.

### **Ground floor:**

It is also proposed to retain alterations to the as permitted ground floor plan and for change of use from retail to restaurant use, and the removal of modern stairs & associated partitions and the insertion of new toilet facilities and kitchen servery facilities. It is also proposed to replace the existing two modern late C.20<sup>th</sup> window shop fronts to the ground floor with new hardwood painted shopfronts with a more appropriate design and division. The previously permitted two awnings and canopies are also being retained as originally intended. In terms of internal alterations, the overall floor plan, for the most part, is unchanged as a single space with an open servery, similar to that previously permitted with some small toilet accommodation to the side.

### **First Floor:**

It is also proposed to retain alterations to the as permitted first floor plan and for change of use from ancillary accommodation to Office use, comprising open plan office accommodation, with an emphasis on short term letting type use for local community groups, start up businesses and the like (namely based on the more sustainable and affordable desk rental/"we work" model, there being nothing of that kind available in the locality). The works to the interior are similar to that previously approved in the original permission, but with the removal of modern stairs and WC accommodation, retaining a simple single space.

It is proposed to form a new door opening in the existing original gable wall to provide access to the new stairs. It is noted that this opening is to the side of the existing chimney breast, and is located in what appears to be an older original opening window in the gable wall. It is also noted that the previously permitted development had permitted a similar opening in an identical location albeit at ground floor level.

## **7.0 Impact of works:**

The original previous planning permission SD20A/0231 granted in December 2020 provided for quite extensive restoration and refurbishment works, some of which, as outlined above have been implemented. (in part and in certain cases in full). Same works provided for significant refurbishment works, improvement works and material alterations to the existing protected structure.

As the Planning Authority will be aware, the condition of the structure prior to 2020 and the above planning application SD20A/0231 was somewhat dilapidated, and the building had not been well maintained, and had suffered inappropriate alterations and interventions in the mid and late C.20<sup>th</sup>.

The works proposed under SD20A/0231 intended (and have) significantly rectified and improved the condition of the building and its historic fabric and context. In particular we refer to the following improvement works:

**External works:**

- Roof repairs and improvements
- Replacement of inappropriate uPVC fenestration
- Replacement of poor quality modern timber shopfronts
- Repairs & restoration to external rendered finishes
- Removal of inappropriate roller shutters and signage
- Removal of inappropriate railings etc.
- Upgrading and improvement of rain water goods

**Internal works:**

- Removal of mid/late C.20<sup>th</sup> partitions basement and general restoration
- Removal of mid/late C.20<sup>th</sup> shop fittings and fixtures and fittings (ground Floor)
- Removal of mid/late C.20<sup>th</sup> partitions to first floor and general restoration

This is reflected in the Conservation Report, Method Statement & Impact Assessment at Appendix I. and is also reflected in the Conservation Officers report at the time, which notes:

*“The majority of the works proposed **can be considered as reinstatement works** which will allow the internal and external **character** of the protected structure to be **physically and visually improved**. The proposals will **also allow a long-term viable use** for the protected structure, which is currently vacant and requires refurbishment and upgrading works to allow the continued use. The internal proposals ensures the original layout is reinstated and the insertion/reinstatement of historically correct window type will enhance the existing building and increase the visual aesthetics as part of the group of buildings which make up The Mall, Main St, Lucan which are all Protected Structures which form part of the architectural character of Lucan Village Architectural Conservation Area.*

Emphasis added.

The works now proposed are effectively an extension of the original scope of works under SD20A/0231.

### **Impact of Side Extension:**

The new extension to the side will of course have a material and significant impact on the Protected Structure, being a new structure immediately adjacent and attached to the original. However, it is considered that this can be, and is justified when considered in totality as outlined below.

The new extension, is conceived as a modern intervention utilising modern materials in a fresh way, thereby contrasting while complementing the existing structure. Conceptionally, the existing structure is a monolithic somewhat massive solid mass with limited fenestration penetrations, giving an emphasis on the solidity of its mass and consistency (both in material and time), while the new extension, in contrast, is a lighter framed structure, of its (later) time, and is seen as a more temporary & a more 'ethereal' structure.

Furthermore, the materials used within the extension will contrast with the original, and the massing and scale will be sub-servant to the existing structure, with the building line front & rear set back, the ridge/roof line dropped below the eaves of the original, and the resultant massing reduced, will ensure that the new extension will complement while respecting the original. In addition, the introduction of a glazed link or connection between the new structure and the original ensures that the new structure has a “light touch” approach, thereby allowing the existing gables wall to be read in its entity as an Architectural whole.

The extension will, as a direct result of allowing the relocation of the modern stairs to the outside of the original building footprint will allow for a cleaner, less cluttered existing building interior, improving the reading of the original building, both internally and externally, while minimal impact.

Finally, the new extension is a completely reversible intervention, and can be removed at a later stage with minimal impact on the original.

Taking into account all of these material considerations, it is contended that the new extension, while having a material impact, will in fact have a positive impact on the historic context, fabric and setting of the building, and any negative aspects are significantly offset by the positive aspects accruing from the development.

Regarding the need to connect the new structure to the existing, it is accepted that a new opening is required in the original fabric of the building, namely the gable wall at first floor level and that this is a significant intervention. It is also noted that under SD20A/0231 a similar opening was permitted at an identical location in the gable at ground floor level. This was considered at that time and accepted as being appropriate and it was noted that:

*“One of the main interventions being proposed is the proposal to create a new access for the first floor at the gable. This is an intervention within the original built fabric of the Protected Structure and will be visible at this elevation. **Justification has been provided** with regard to the existing connectivity and layout within the existing building. It has been argued in the conservation report that allowing a new door at this location will continue the established shop front of the facade and if correctly proportioned and detailed this work should not be a disruption to the building”*

Emphasis added.

In summary, it is contended that new extension will not only be necessary for the proper and compliant development of the overall building, but that its introduction will provide significant and material improvements to the original building, particularly by simplifying and de cluttering the existing ground and first floor layouts, and by providing a more compliant, safer and accessible building, particularly with Fire & Universal Regulations. It is the authors considered opinion that the extension to the side will not adversely affect the protected structure, and that the impact of this proposal on the existing building is therefore considered to be minimal and acceptable, and in accordance with the requirements of the Development Plan. In addition, the extension is contracting yet complementing, is of its time, and is completely reversible, in accordance with best Conservation Practice.

#### **Impact of Other Material Alterations:**

Regarding the other material alterations, these are generally as outlined in the previous planning application, and are basically a development of these works, and are mostly and namely comprised of refurbishment and improvement works. As outlined above, the provision of the new side extension with stairs, removes the previously proposed modern stairs from the interior of the original building and de clutters same, allowing for a more visible and Architecturally coherent space.

The external improvements to the original fabric (mostly completed) are appropriate, historically accurate and represent a significant and dramatic improvement of the building and again it is the authors considered opinion that the the impact of the works on the existing building is considered to be minimal and acceptable, in accordance with the requirements of the Development Plan. and in accordance with best Conservation Practice.

## **8.0 Conclusion**

It is the authors considered opinion that the works will not negatively or adversely affect the protected structure, and that the impact of these proposals on the existing building is therefore considered to be minimal and acceptable, and it is hoped that the Planning Authority will agree with this. Having reviewed the documents to be submitted for planning, assessed the building in terms of heritage and conservation and studied the proposed works, these works will have a positive impact on the preservation and presentation of this important building situated, as it does, in an equally important location of the Main Street, Lucan Village.

Yours sincerely,



**Patrick M. Kerr Dip.Con.Law B.Arch.Sc. MCI Arb Fellow, RIAI  
Architect Accredited at Conservation Grade III, Patrick M. Kerr Architecture**

**Appendix 1:**

**Original Conservation Method Statement & Impact Assessment as submitted and approved under planning application SD20A/0231**







## **Conservation Report, Method Statement & Impact Assessment.**



For The Refurbishment and Renovation of.

1, The Mall. Lucan Co. Dublin.

For Niall Hickey.

Prepared By

Máirtín D'Alton DipArch BArchSc MLitt MRIAI

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<sup>1</sup> Cover 1 The Mall Lucan. Photo Credit NIAH.

## **0. Introduction.**

**This report has been commissioned to provide a context for proposed development works to Number 1, The Mall Lucan, a protected structure.**

**The building would appear to have its origin in the transformation of Lucan from a medieval village to a model landlord village and spa resort. In the second half of the C18th.**

**It is the intention of the new owner of this property to return the building, which is in the centre of the Lucan Architectural Conservation Area, to active use as soon as possible for the benefit of the life of the village and the conservation of the structure.**

## 1. Building Description & Historical Notes.

### 1.1. Historical Notes.

History of Number 1 The Mall Lucan. A Protected Structure in an Architectural Conservation Area.

Lucan is a medieval manor dating at least from the time of Norman invasion. It seems first to have been granted to Alard Fitzwilliam by King Henry II, then to and then to Warris De Peche from Hampshire, England, sometime before 1204. He and his descendants possessed the land for over a century. Over the next few centuries there were various occupiers, including the de Nottinghams and the Fitzgeralds of Kildare until 1537, when the 10<sup>th</sup> earl of Kildare 'Silken Thomas' FitzGerald was executed in Tyburn London along with his five uncles, when the entire Kildare earldom became forfeit to the Crown.

The manors of Tully Co. Kildare (Lewis' Topographical Dictionary) and Lucan Co Dublin thereafter were purchased by William Sarsfield. The Sarsfield family, apparently originally from Herefordshire, were long established in the Pale: John Sarsfield and both his sons, Patrick and William, held the position of Lord Mayor of Dublin between 1531 and 1560.

His grandson Patrick lost the lands following the Cromwellian conquest of Ireland for his role in the 1641 rising. Thereafter they were in the possession of Sir Thophilus Jones. The Sarsfield family had married into several notable Gaelic Irish families of the midlands, such as the O'More's and O'Dempsey's.

Following the Restoration, Patrick's son William Sarsfield successfully petitioned for the return of the lands; Initially the manor of Tully, but Lucan thereafter were returned to the family. William's younger brother Patrick briefly became owner of the lands but the estate devolved to William's son Charles, and then daughter Charlotte who married Agmondisham Vesey in 1718.

The title 'earl of Lucan' was bestowed on Patrick Sarsfield by James II in 1691, however as this post-dated James having being deposed as King, the title had no basis in English law. Patrick's son James, 2<sup>nd</sup> earl of Lucan by Jacobite creation, had no connection with the Lucan

estate. Charlotte's grandson through her daughter Anne Vesey, Sir Charles Bingham of Mayo, was created Earl of Lucan in 1795, ancestor of the notorious Lord Lucan, John, 7<sup>th</sup> earl.

Charlotte died after the birth of their second daughter. Following the death of his wife Agmondisham established his rights over the estate by an Act of Parliament in 1712.

Agmondisham thereafter married Jane Pottinger, who had seven children together. Vesey died in 1739, when the estate descended to his eldest son, also Agmondisham.

The modern Lucan village owes its appearance to this Agmondisham. Agmondisham Vesey was a member of the Irish Parliament, and was made Accountant-General of Ireland in 1772. He had a considerable interest in architecture. In 1773 he commenced the demolition of the venerable Lucan Manor and its replacement with Lucan House. The exterior, and possibly general plan seems to be the work of William Chambers, architect of some of the most notable buildings in C18th Dublin, despite never having set foot in Ireland. The interior also features interiors by architect James Wyatt and stuccodore, and apparently amateur architect, Michael Stapleton. It is generally agreed that Agmondisham had some input into the design, whose Oval Salon is among its finest features. Lucan House took about 10 years to complete. Agmondisham also built the bridge over the River Griffeen in Lucan Village in 1773.



Fig. 2 Lucan house (Credit Ask About Ireland).

When he died childless in 1785 he left his wife almost destitute.

Colonel George Vesey, brother to Agmondisham (born 1732) inherited Lucan House and estate. With his wife Letitia, also Vesey, they had a son George, who married Emily La Touche in 1790, died 1829 or 1836.

His daughter Elizabeth (d. 1840) married Sir Nicholas Conway Colthurst, of Blarney Castle.

In 1851 the principle occupant for Lucan House was Charles Colthurst. (Griffith's Survey).

Lucan House remained in the possession of the Colthursts until 1921. Thereafter following a succession of owners it became the Italian Embassy in 1946.

The spa associated with Lucan appears to have been discovered in 1758 and Agmondisham Vesey enclosed it with a boundary wall. This spa established Lucan as a therapeutic resort, in common with many towns in Ireland in the C18th. This increased the prosperity of the village, and development continued with the establishment and redevelopment of mills on the Liffey.



Fig. 3 Lucan Rocque Map 1760. This shows a collection of individual buildings resembling cabins along the present Main Street. (Source <http://sdublincoco.maps.arcgis.com/>).

The National Inventory of Architectural Heritage gives a date of c. 1815 for the structure, without any citation. This is not to claim that this is incorrect, as it pre-dates the Taylor Map of 1816 (Fig. 3) however, this gives only the barest time-frame for the construction of The Mall.

Figure 19. show features remaining that are more consistent with an earlier date, such as the exposed sash boxes to the rear windows in the room recently belonging to No. 2). The front windows to No. 2 are more consistent with a late C19th or early C20th century date however these may well be replacements (Figs 10 & 11).



Fig. 4. Lucan Taylor 1816. This would appear to show 'The Mall' already constructed, broken by the archway to the rear. (Source <http://sdublincoco.maps.arcgis.com/>).

The design of the terrace, well proportioned, and divided into 8 plots of slightly different sizes is divided into originally 9 houses.

A large range of rear offices are shown on the 1<sup>st</sup> Edition OS shared between nos. 1 and No. 2 are shown on this map, which had largely disappeared by the 2<sup>nd</sup> Edition.

What comprises No. 1 today incorporates a separate dwelling between Nos 1 and 2. This would appear to have been a separate dwelling appertaining to today's No. 2 and is part of the





It is tempting, given these facts, to attribute the development of the Mall and the Main Street to Agmondisham Vesey as both a set-piece to his distinguished villa, but also as a means to further develop the village as an attractive spa resort. He may well have acted as his own architect.

The remainder of the rear offices disappeared after the 2<sup>nd</sup> Edition O.S. and are now represented by a couple of low truncated low coursed rubble calp walls.

'Thom's Directory' for 1907 (p.1794) lists the property owners at The Mall Lucan as; Cromer, Freeman, Hale, Harrison, Morgan and Jackson, along with 'Medical Hall The Mall'.

The rear gardens of Nos. 1 and 2 were sold and at some point between 1995 and 2000 the houses to the rear, and the apartments on the site of the cinema adjoining were constructed.

The front garden of No. 1 was converted to parking for the retail unit some time in the mid to late C20th.

The building was most recently used as 'Griffin's Pharmacy', with associated storage on the first floor, and a two-bedroomed flat in the basement.

The first floor was until recently still partially in the possession of No. 2 but has recently been acquired by the present owner.



Fig. 6. Lucan First Edition Ordnance Survey 1837-42.. (Source <http://sdublincoco.maps.arcgis.com/>).

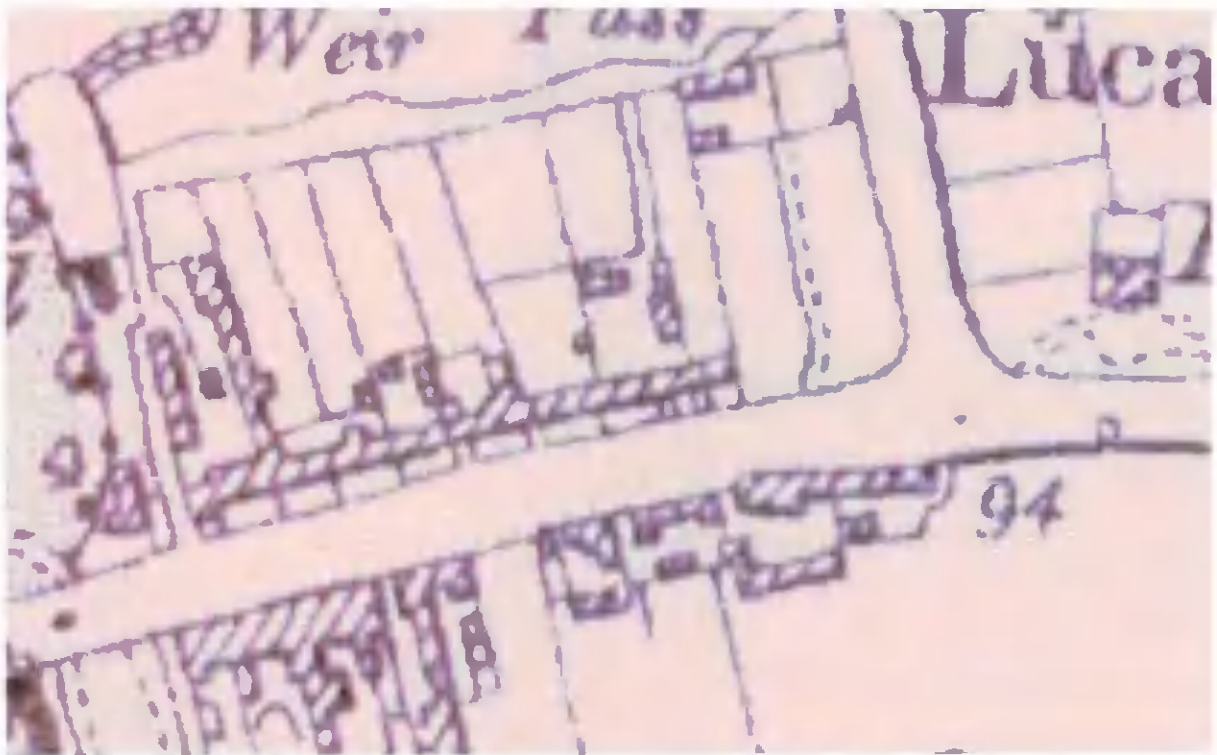


Fig. 7. Lucan Second Edition Ordnance Survey 1879- 1912. (Source <http://sdublincoco.maps.arcgis.com/>).



Fig. 8. Lucan Legal Conveyancing Map sale of upstairs room c1921 (Credid Mr. Niall Kirwan).

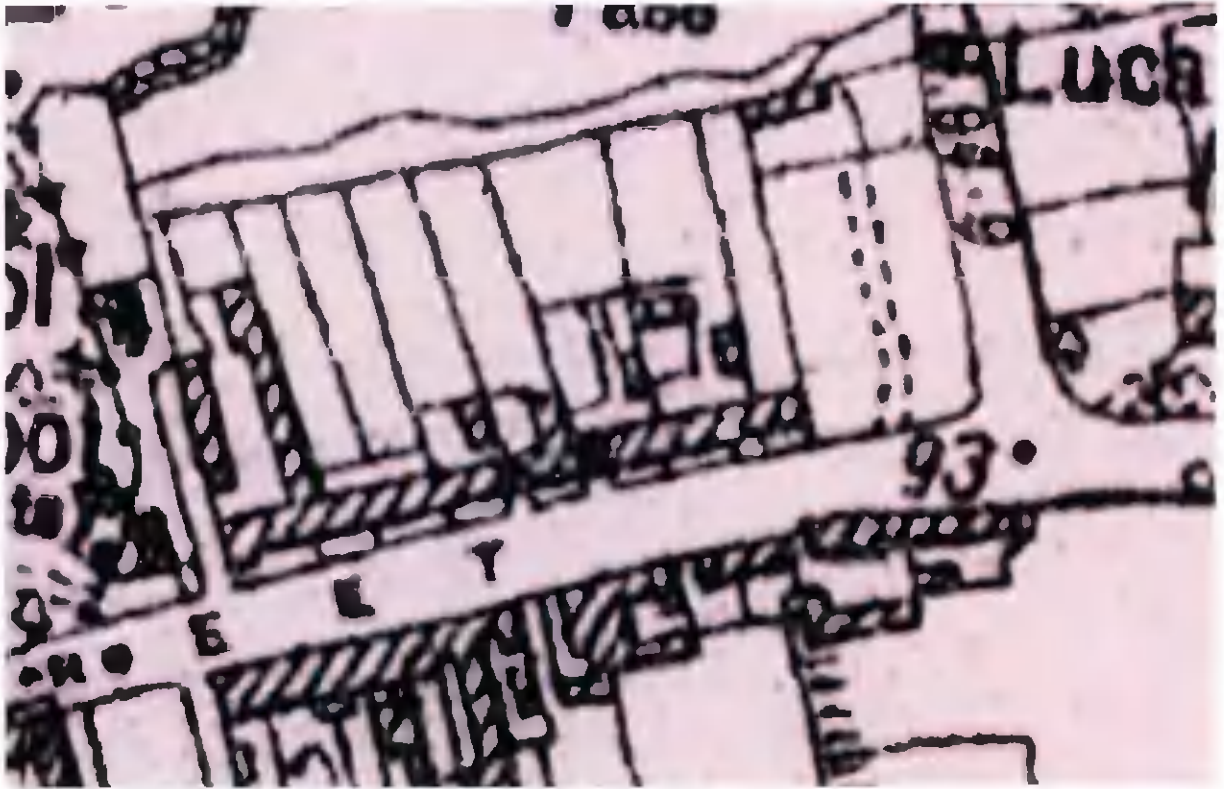


Fig. 9. Lucan 1938 O.S. (Source <http://sdublincoco.maps.arcgis.com/>).

## 1.2. Building Description.

No. 1 The Mall is recorded in The National Inventory of Architectural History as:

Reg No:	11201076
Rating:	Regional
Categories of Special Interest:	Architectural Artistic
Original Use:	House
In Use As:	Shop/Retail outlet
Date:	1800 – 1830.
Coordinates:	303467, 235415
Date Recorded:	17/04/2002

### Description (From NIAH).

End-of-terrace four-bay two-storey over basement former house, c.1815. now in use as a pharmacy. Smooth rendered walls with later raised quoins. uPVC casement windows with stone sills to first floor. Pair of traditional-style glazed timber shopfronts to ground floor flanking central round-headed doorway with radial fanlight and stone block and start surround, now painted. Rendered side and rere, retaining possibly original timber sash windows. Pitched slate roof with rendered and brick chimney stacks. Building possibly originally three-bay, or possibly formerly two separate units.

### Appraisal.

A solid, handsome former house with a fine doorway, which is an integral part of this Georgian terrace of great charm and subtle variety.

## Description.

No. 1 the Mall comprises originally 2 no houses, with that the East being slightly larger. The dividing line between the houses is still indicated by the party wall that protrudes proud of the roof line.

## Building Condition From Visual Survey (No opening up work)

The roof appears in good condition and to retain its original bell-cast profile, however this will require further investigation. The buildings have been significantly altered over the years; commencing with the gradual absorption of the house to the West by its neighbour from 1842 onwards. This was almost completed in 1921; with a room to the rear still retained in the ownership of No. 2 to this day. The party wall between the properties appears to have been crudely executed. At some point after the mid C20th: the front garden to the Eastern house and the garden and light well to the Western house were removed and replaced with parking, happily the only house in the terrace to feature this 'improvement'.

The basement has been in use as a 2-Bed apartment, until recently, presumably upon the sale of the property.

The Ground Floor would appear to have been in use as a retail unit for some time: 'Thom's Directory' notes a 'Medical Hall in the Mall in 1907. The 1921 conveyancing drawing shows the unit to the West as 'Shop' and that to the East as 'Store'. At some point, presumably the most recent renovation of the retail unit; the original stairs was removed and replaced. (*or moved to its present location*). The upper walls were supported by 2 Rolled Steel Joists, encased in fire line board. The windows to the rear of the ground floor, indicated on the 1921 conveyancing drawing were blocked up. The Ground Floor is currently fitted out as a pharmacy, with a raised floor (and mat well to the door) and dropped ceiling, with steel roller shutters to the exterior of the shop fronts.

The upstairs layout, still the same as that indicated on the 1921 conveyancing drawing, is a jumble of confused poky rooms.

The windows were replaced at some point in the last 30 years; only 3 original windows, both in the Western part of the building (until recently in the ownership of No. 2) remain; one on Ground Floor, and two on the first. The rest are hideous uPVC examples which are now deteriorating. Some internal joinery remains on the first floor. At the front, the window heads on the first floor of the Eastern part are slightly higher than the two to the West.

The entire was rendered with injurious cementitious render at some point. This is having a deleterious effect on the fabric that is most apparent in the basement.



Fig. 10 & 11. Window to No. 2 The Mall. These attractive windows may themselves be replacements for the originals. It is intended to use these windows as models for the replacement of the uPVC windows currently in-situ.

The building is in generally reasonably good condition: the roof appears secure although this will require further investigation.

Like all older buildings; the condition rapidly deteriorates when unoccupied. This is most apparent in the basement.



Fig. 12. Surviving Internal Joinery to No. 1 The Mall Lucan.

## 2. Proposed Development.

### 2.1. Proposal.

The proposal seeks to return No. 1 The Mall Lucan to active use as soon as possible.

It is proposed to continue using the Basement/Lower Ground Floor as an apartment,

It is proposed to continue the use of the Ground Floor as a retail unit, possibly with a more active use for the terrace to the front which is suitably oriented to the south.

The First Floor was most recently used as an office, and it is proposed to continue this use. To allow greater flexibility in the use of the building it is proposed to add a new doorway at the east gable accessed by a small set of steps, with a retaining wall to the lane to the side in order to allow an extended front terrace.

The building requires necessary refurbishment and repair. It is proposed to replace all of the uPVC windows with double glazed timber sash window to match those of No. 2. It is also proposed to regularise the window opes to the rear basement. Remaining internal joinery will match that yet remaining on the first floor.



## 2.2. Planning Context.

From 'Lucan Visual Design Statement (Kildare County Council/ The Heritage Council 2006).

I The Mall Lucan is included in Character area 5: 'The Mall – Main Street'. (Key Character p. 23).

Lucan Conservation Area Study. Dublin Civic Trust (March 2002).

Record of Protected Structures Number '38' (p. 245) 'Two Storey house Terrace'.

South Dublin County Council Zoning Map 1. Zoned Red. Objective VC (Village Centre) 'To Protect, Improve and Provide For The Future Development of Village Centres'

From South Dublin County Council Draft Development Plan (2016-2022). P.191.

### **Permitted in Principle**

Bed & Breakfast, Betting Office, Car park, Crematorium, Childcare Facilities, Community Centre, Conference Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, **Offices less than 100 sq.m**, Off-Licence, Open Space, Petrol Station, Primary Health Care Centre, Public House, Place of Worship, Public Services, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, **Shop-Local, Shop-Neighbourhood**, Social Club, Veterinary Surgery.

Open for Consideration

Advertisements and Advertising Structures, Allotments, Embassy, Fuel Depot, Hotel/Hostel, Industry-Generalk, Industry-Light, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Recreational Facility, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/Facility, Stadium, Traveller Accommodation, Wholesale Outlet.

Not Permitted Abattoir,

Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Office-Based Industry, Offices over 1.000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

## 2.3. Methodology.

### Basement.

The interior render is falling off. It is proposed to remove the remainder and re-render the whole with a lime/cork mixture. The interior walls will be made a feature by using this method, and the attractive fireplace to the west will be made a feature of the living space. The unattractive brick fireplaces and other features will be removed.

Additional damp proofing to the base of the wall may be needed. This will become apparent upon further investigation.

It is intended to refurbish the interior and re-wire, re-plumb and redecorate as necessary.

The ceiling will need to be upgraded to provide a 1hr barrier to fire.

It is intended to regularise the windows to the basement; both for the amenity of the residential unit, and the improvement to the appearance of the façade.

An outdoor amenity area will be detailed for the apartment.

### Ground Floor.

It is intended to re-open the original windows to the rear. Their approximate location is noted on a plan of 1921.

It is intended to reconfigure the stairs to incorporate a toilet. This will replace the toilet to the first floor as needed for the retail unit. This stairs is a replacement of the original, centrally located stairs.

It is intended to remove the raised floor in order to inspect the floor boards and assess their condition. The floor level will be retained as level to the threshold.

The dropped ceiling tiles will be removed. The ceiling will need to be upgraded to a 1hr barrier to fire.

The interior pharmacy units will be removed during this procedure and examined. Some of the units may be reinstated depending on the proposed use for the retail unit.

It is also, more notably, intended to create a new access for the first floor at the gable. This is an intervention to the fabric, but it is argued that this continues the established shop front motif of the façade and if correctly proportioned and detailed, should not be a disruption to the building. Proper detailing and choice of materials will be needed for the steps to the proposed door.

Part of the side lane will be infilled to create the new access. A new retaining wall and railing will be provided. It is considered that this is the least disruptive way to access the side wall.

Removing the exterior shutters to the inside will be a positive contribution to the streetscape, as will the incorporation of the awnings and replacement of the concrete paviers.

Installing Awnings to the shopfronts is historically appropriate, as these were a feature of Georgian and Victorian shops and adds interest to the streetscape.

A separate planning application may be required for any new signage for the proposed use of this floor.

#### First Floor.

It is intended to remove the internal partitions and open up the space. The original supporting walls will be retained.

This floor is currently a maze of poky rooms and could be made more attractive if opened up into a bright airy space. Upon completion of the sale, the crudely inserted party wall to the room to the northeast will be removed. The ceiling with the outline of the party walls can be retained if there is a concern about the legibility of the building structure.

The area to the original landing window is currently dropped. It is intended to put a level floor in place in this location, and retain the lower portion of the window as a dummy.

The floor also will need to be inspected for condition and integrity. .

The two apparently original windows to the rear will be conserved and retained.

### 3. Impact on Protected Structure.

It is argued that the entirety of the work to No. 1 The Mall will have a positive impact on the protected structure.

It is unquestionably a good thing to continue to have a Protected Structure in active use.

The restoration of timber sash window throughout will be a positive improvement, especially to the front, where the incorporation of awnings will also be a positive improvement to the street.

It is argued that the regularisation of the windows to the basement are an improvement to the appearance of the façade. The replacement of the nap render will ultimately be required but this is not intended as part of these works. It is intended that the lime render to the interior of these walls throughout will permit the walls to breathe to the interior, a stop gap measure.

The most contentious part of the work is the incorporation of the new door at the east gable, and its associated steps. It is intended that an attractive railing to the steps will lessen the visual aspect of this insertion and if properly proportioned and detailed this will not damage the appearance of the building.

#### 4. Conclusion.

It is the contention of this report that the proposed works can be considered as generally necessary for the continuance of use for the structure.

The enlarged windows to the basement are necessary for greater light and ventilation for the unit.

The new door and steps to the east gable permits greater flexibility in the use of the first floor. The railing and retaining wall should have no more visual impact than the existing retaining wall.

The installation of the awnings, the replacement of the uPVC windows, and the removal of the steel shutters will all have a beneficial impact on the street.

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Burke's Peerage.

Keohane, Frank; 'Period Houses; A Conservation Guidance Manual', (Dublin 2001).

Griffith's Valuation of Ireland 1848 – 61.

Thom's Directory. 1907.

Redmill John, 'The Buildings of William Chambers in Dublin', McCarty Michael (Editor) UCD Studies in the History of Art. 'Lord Charlemont and His Circle, Essays in Honour of Michael Wynne'. ((Dublin 2001) p. 162.

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Lucan Conservation Area Study. Dublin Civic Trust (March 2002).

<http://www.lucannewsletter.ie/history.html>

[https://www.heritagecouncil.ie/content/files/lucan\\_village\\_design\\_statement\\_2006\\_3mb.pdf](https://www.heritagecouncil.ie/content/files/lucan_village_design_statement_2006_3mb.pdf)

<http://www.askaboutireland.ie/reading-room/history-heritage/architecture/pre-1850-houses-in-south-/lucan/lucan-house-spa/>





## Appendix 2:

### Photographic Survey of Building c. 2022

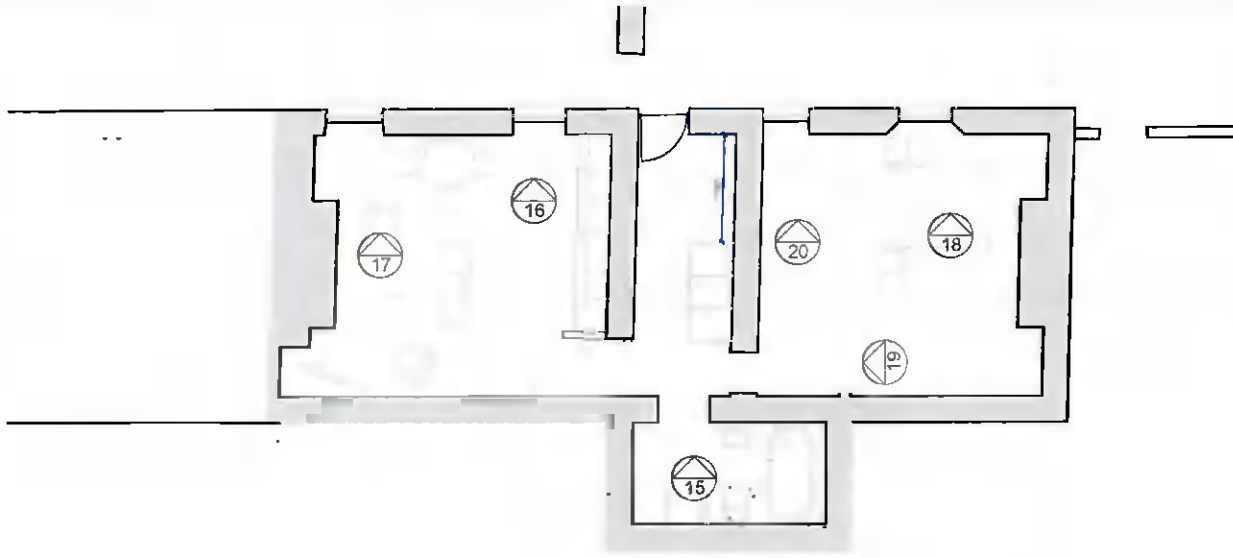


PHOTO KEY BASEMENT FLOOR

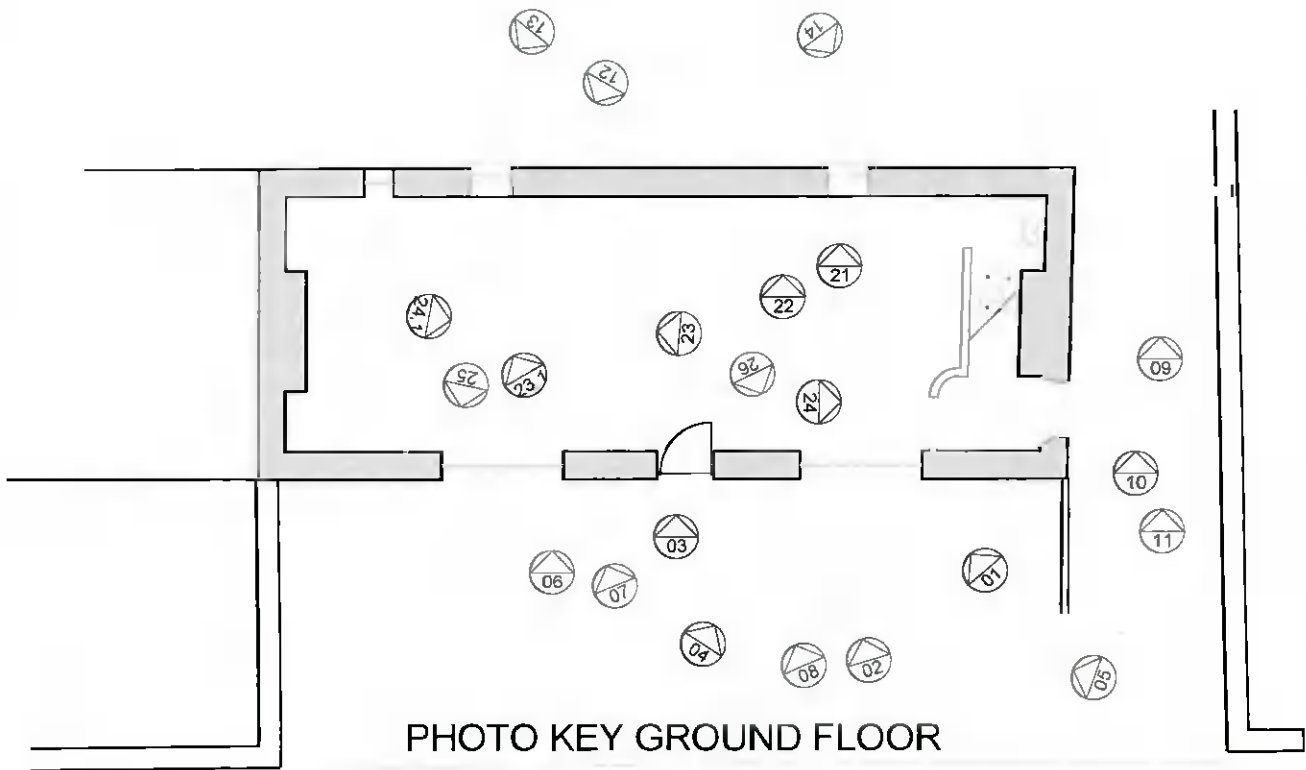


PHOTO KEY GROUND FLOOR

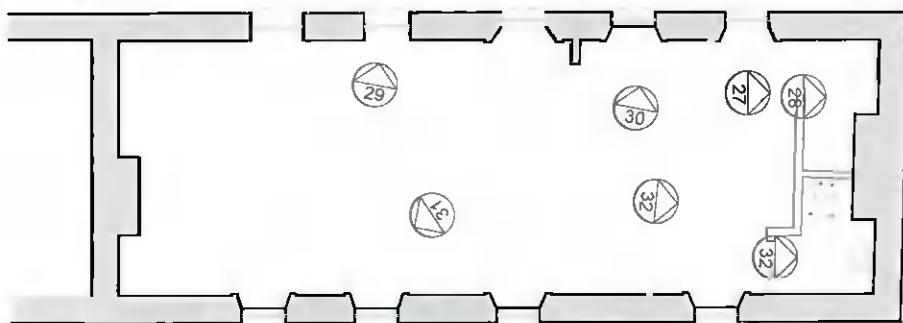


PHOTO KEY FIRST FLOOR



**No. 1 Existing Front Facade**



**No. 2 Existing Front Courtyard Garden**



**No. 3 Existing Modern entrance steps (to be extended to facilitate Universal Access)**



**No. 4 Existing Modern entrance steps (to be extended with new ramp provided to facilitate Universal Access)**



**No 5 Existing Front Courtyard Garden with new stone steps from side**



**No. 6 Existing front facade with late C.20th modern timber shopfront to be replaced & upgraded (surrounds unaffected) with glass block laylight in ground to bathroom below**



**No. 7 Existing front facade with late C.20th modern timber shopfront to be replaced & upgraded (surrounds unaffected)**



**No. 8 Existing Modern entrance steps (to be extended with new ramp provided to facilitate Universal Access)**



**No. 9 Existing modern concrete styeps to side to be removed to facilitate side extension**



**No. 10 Existing modern concrete apron to side area to be altered to facilitate extension**



**No. 11 Existing modern wall & metal gate to side & rear area to be removed to facilitate extension (existing stone bounday wall to be retained & protected in as far as possible)**



**No. 12 Rear Facade showing new hardwood sash windows replacing old uPVC with 3 no. existing windows retained and restored**



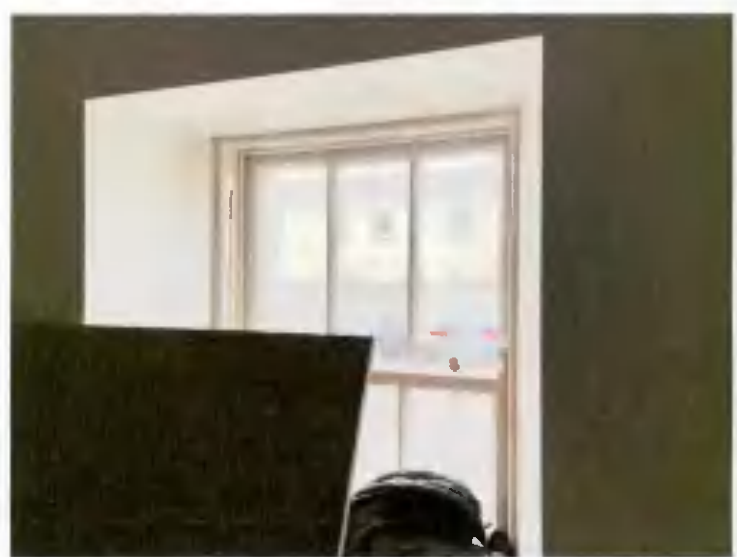
**No 13 Rear Facade showing new hardwood sash windows replacing old uPVC with 3 no. existing windows retained and restored**



**No 14 Rear Facade showing new hardwood sash windows replacing old uPVC with 3 no. existing windows retained and restored**



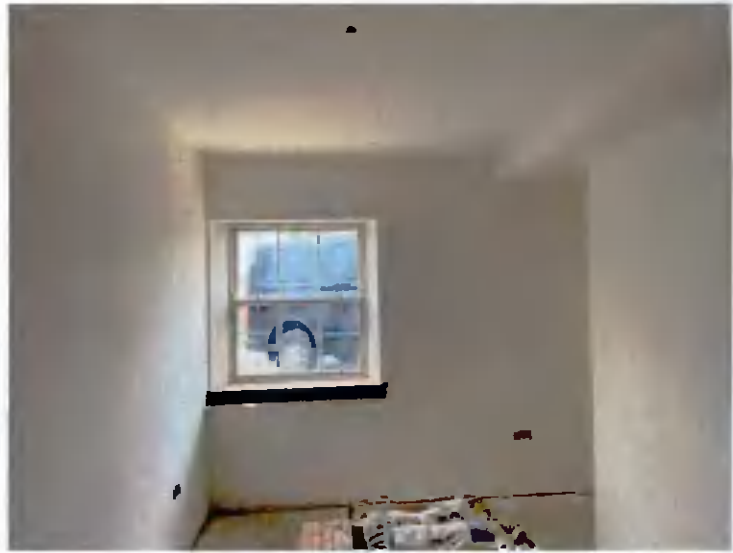
**No. 15 Basement Apartment - glass block lay light from bathroom**



**No. 16 Basement Apartment Living Room- new hardwood window to replace old uPVC**



**No 17 Basement Apartment - new hardwood window to replace old uPVC**



**No 18 Basement Apartment Bedroom no 1 - new hardwood window to replace old uPVC**



**No 19 Basement apartment corridor**



**No 20 Basement Apartment Bedroom no. 2 - replacement window**



No 21 Ground Floor - rear wall to north



No 22 Ground Floor - Ceiling Detail showing original firsty floor retained



No 23 Ground Floor - view towards new servery kitchen area



No 24 Ground Floor - View of existing modern stairs to be removed





**No 23.1 Ground Floor - view towards new servery rear wall area**



**No 24.1 Ground Floor - view towards ex stairs and toilet area**



**No 25 Ground Floor - view of modern shopfront windows to be replaced & upgraded**



**No 26 Ground Floor - view of modern shopfront windows to be replaced & upgraded**



**No. 27 First floor - View of gable wall to end gable at rear**



**No. 28 First floor - View of gable wall to end gable at rear**



**No. 28 First floor - First Floor New hardwood replacement sash window with existing original panelling & shutters retained to rear**



**No. 29 First floor - Existing sash window retained and restored with existing original panelling & shutters retained to rear**



**No. 30 First floor - First Floor New hardwood replacement sash window retained to rear**



**No. 31 First floor - First Floor New hardwood replacement sash window retained to front**



**No. 32 First floor - Existing original opening to end gable were new opening proposed, with modern stud work to be removed**

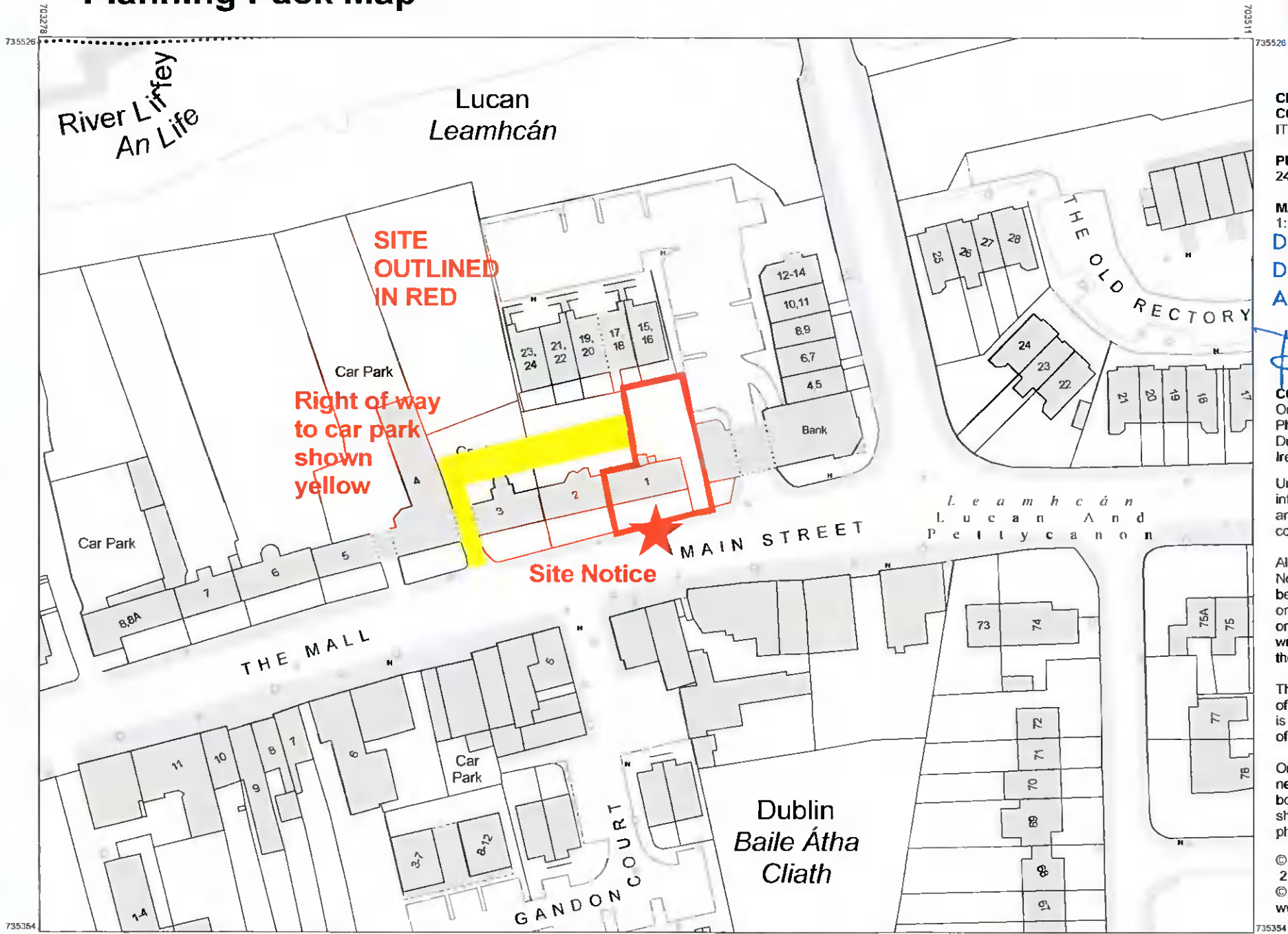


**No. 33 First floor - End gable & ex chimney breast with modern stud work to be removed**

## Appendix 3:

### Ordnance Survey Map

# Planning Pack Map



**CENTRE COORDINATES:**  
ITM 703395,735440

**PUBLISHED:** 24/04/2022  
**ORDER NO.:** 50263903\_1

**MAP SERIES:** 1:1,000  
**MAP SHEETS:** 3194-25

**Drawing No. PL 00**  
**Drawn by P.Kerr FRIAI**  
**April 2022**



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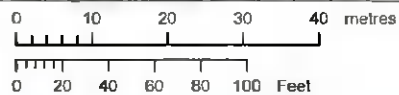
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